

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Mercer Island / 34

**Previous Physical Inspection:** 2002

**Improved Sales:**

Number of Sales: 995

Range of Sale Dates: 1/2004 - 12/2006

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2006 Value</b>	\$546,500	\$413,200	\$959,700	\$1,086,700	88.3%	15.85%
<b>2007 Value</b>	\$611,600	\$452,500	\$1,064,100	\$1,086,700	97.9%	15.43%
<b>Change</b>	+\$65,100	+\$39,300	+\$104,400		+9.6%	-0.42%
<b>% Change</b>	+11.9%	+9.5%	+10.9%		+10.9%	-2.65%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.42% and -2.65% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

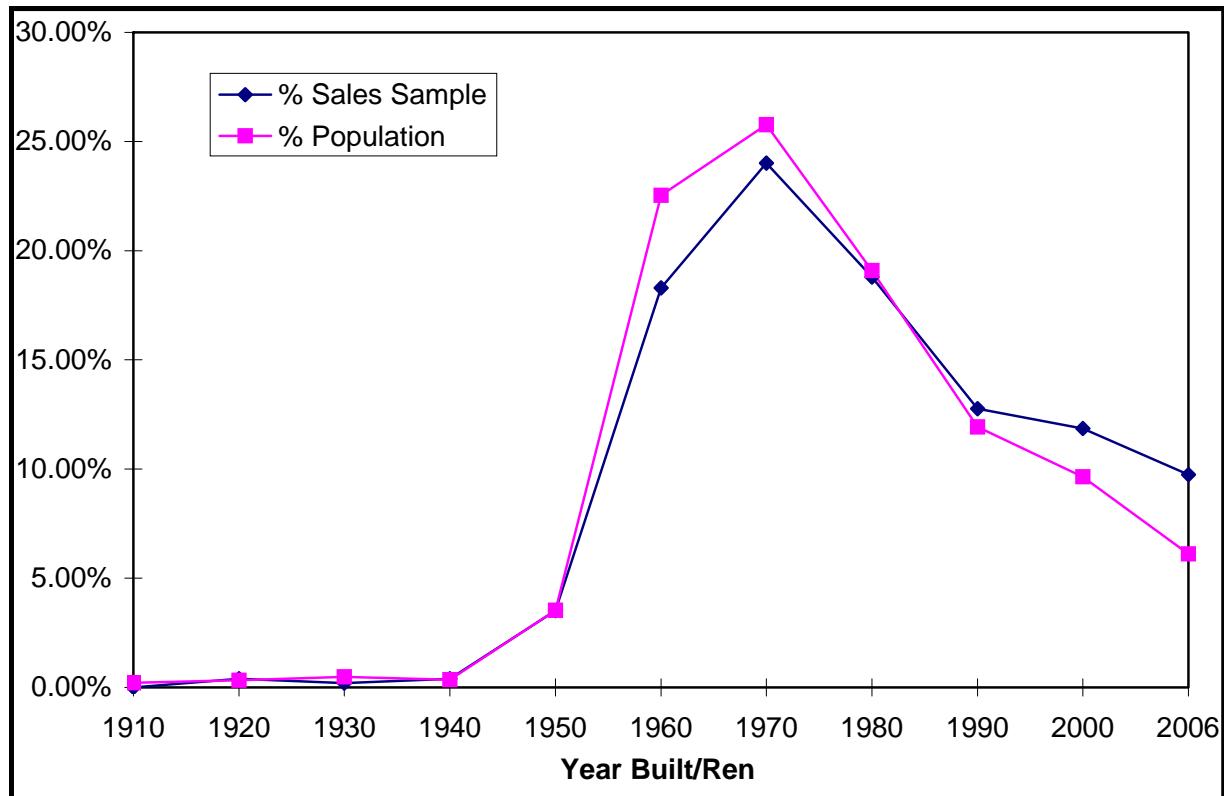
<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2006 Value</b>	\$584,800	\$365,700	\$950,500
<b>2007 Value</b>	\$654,500	\$406,700	\$1,061,200
<b>Percent Change</b>	+11.9%	+11.2%	+11.6%

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties that were built or renovated before 1970, and improvements coded Grade 7 or less, had a lower assessment ratio (assessed value/sale price) than others in the population. They will receive a higher upward adjustment than other homes in the area. Improvements that were equal or greater than a Grade 10, had a higher assessment ratio. They will receive less of an upward adjustment. The formula adjusts for these differences, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

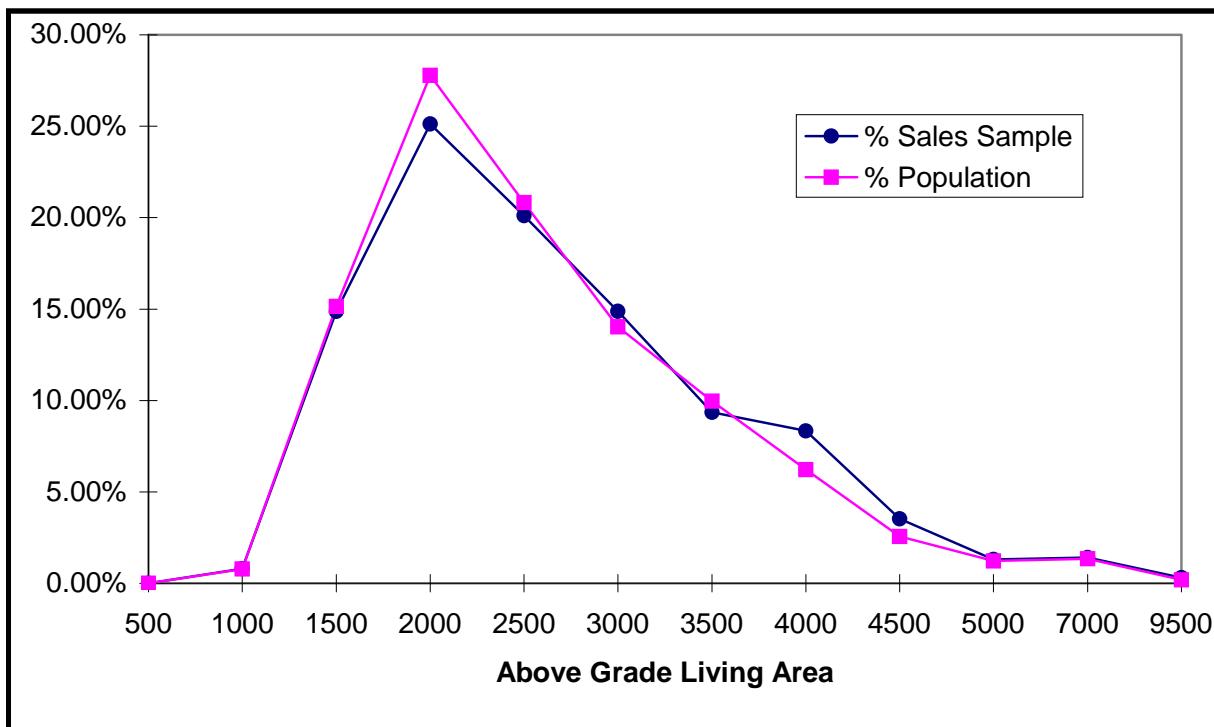
<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	14	0.21%
1920	4	0.40%	1920	22	0.33%
1930	2	0.20%	1930	32	0.48%
1940	4	0.40%	1940	24	0.36%
1950	35	3.52%	1950	238	3.54%
1960	182	18.29%	1960	1517	22.54%
1970	239	24.02%	1970	1734	25.77%
1980	187	18.79%	1980	1285	19.10%
1990	127	12.76%	1990	803	11.93%
2000	118	11.86%	2000	649	9.64%
2006	97	9.75%	2006	411	6.11%
	995			6729	



Sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

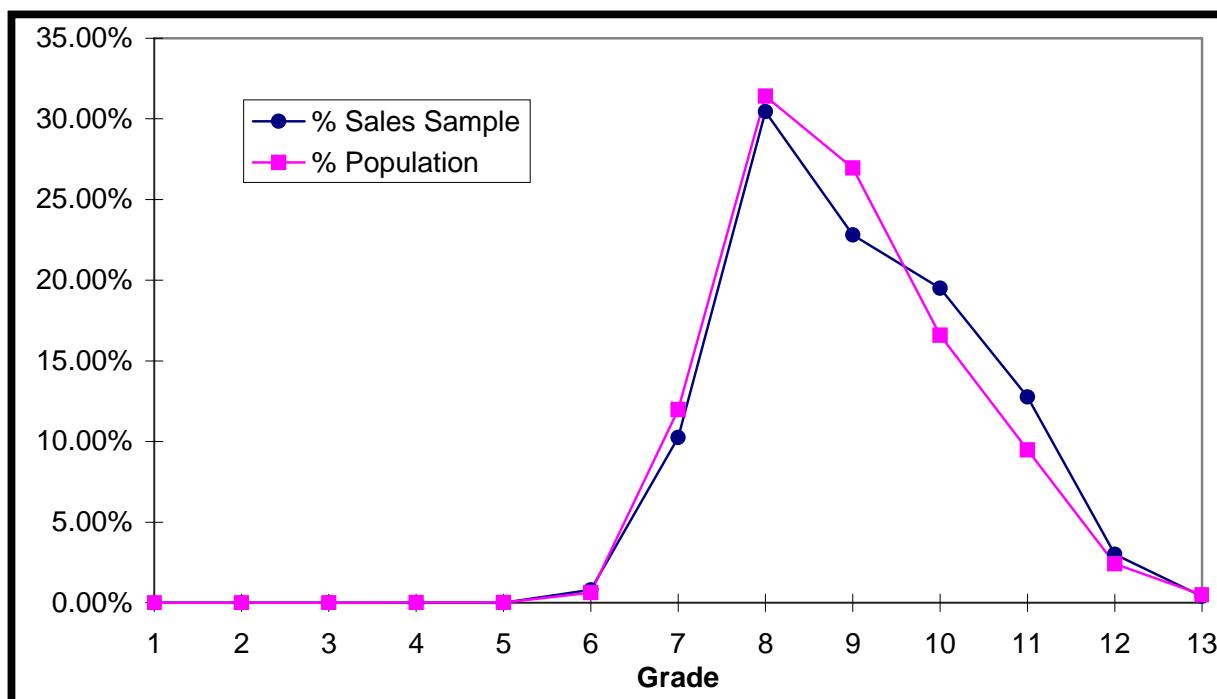
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	8	0.80%	1000	52	0.77%
1500	148	14.87%	1500	1019	15.14%
2000	250	25.13%	2000	1869	27.78%
2500	200	20.10%	2500	1401	20.82%
3000	148	14.87%	3000	944	14.03%
3500	93	9.35%	3500	670	9.96%
4000	83	8.34%	4000	418	6.21%
4500	35	3.52%	4500	172	2.56%
5000	13	1.31%	5000	82	1.22%
7000	14	1.41%	7000	90	1.34%
9500	3	0.30%	9500	12	0.18%
	995			6729	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

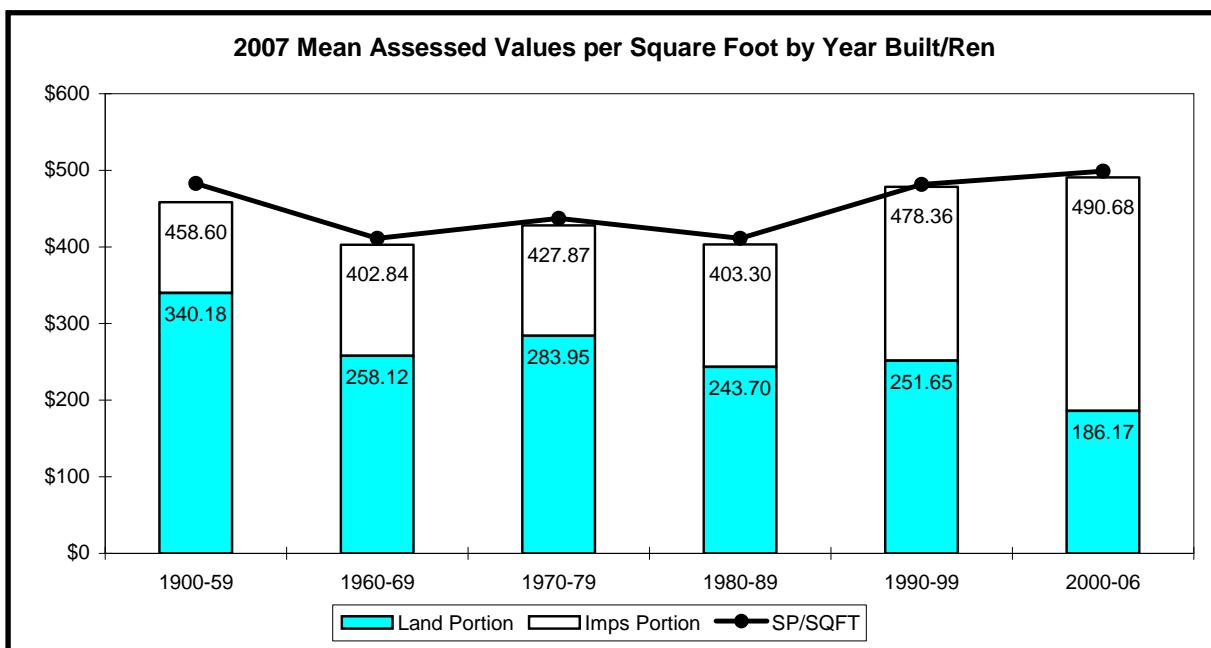
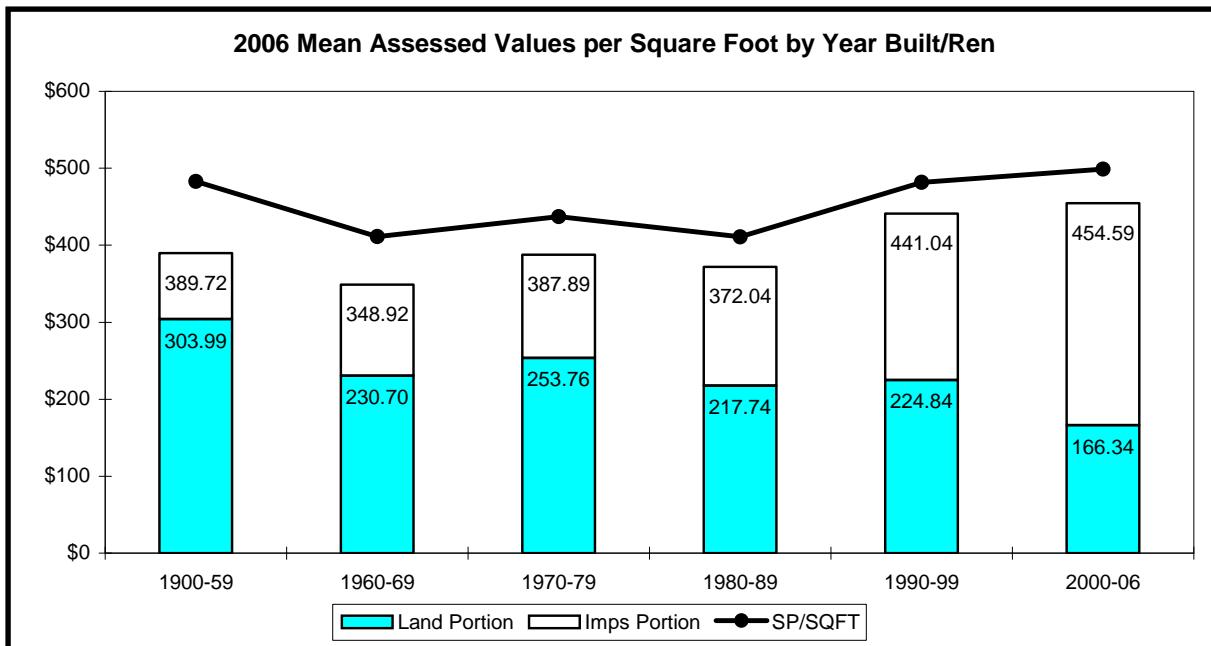
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.01%
5	0	0.00%	5	1	0.01%
6	8	0.80%	6	43	0.64%
7	102	10.25%	7	806	11.98%
8	303	30.45%	8	2113	31.40%
9	227	22.81%	9	1814	26.96%
10	194	19.50%	10	1116	16.58%
11	127	12.76%	11	638	9.48%
12	30	3.02%	12	163	2.42%
13	4	0.40%	13	34	0.51%
	995			6729	



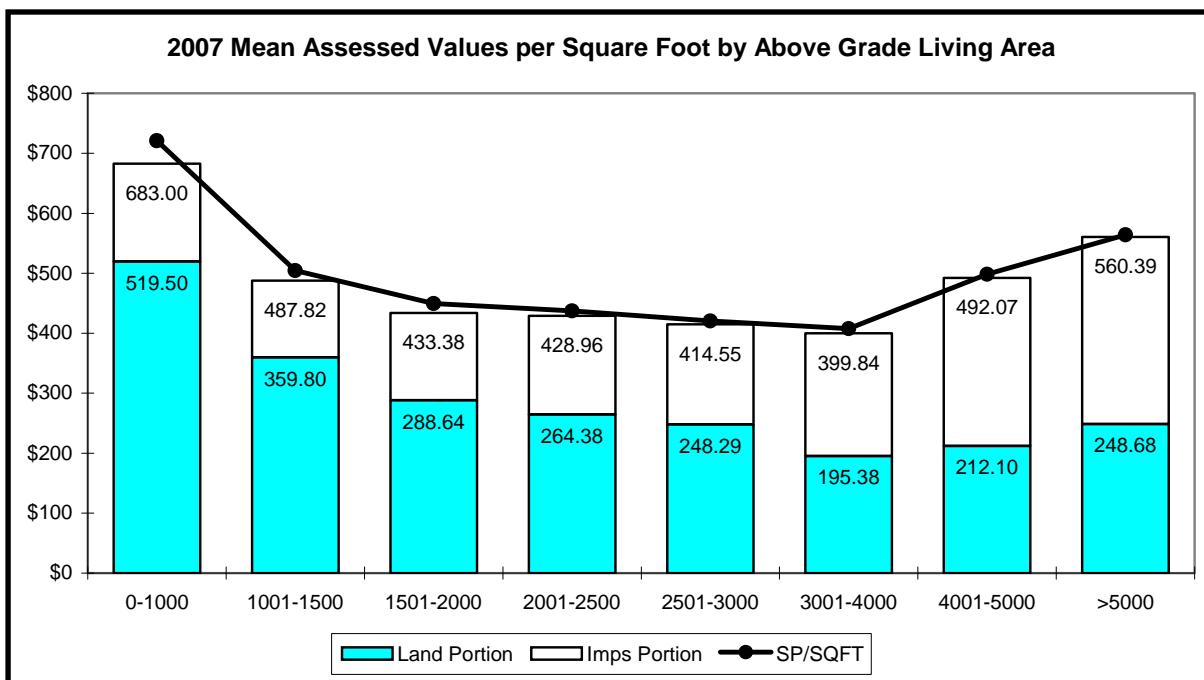
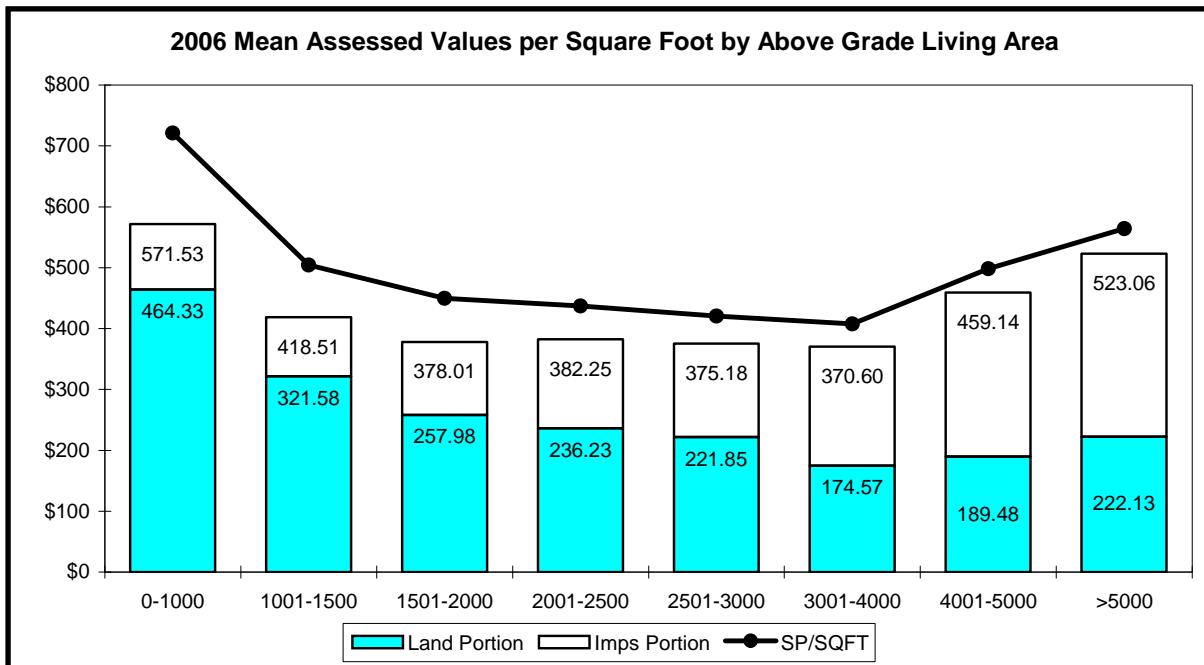
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



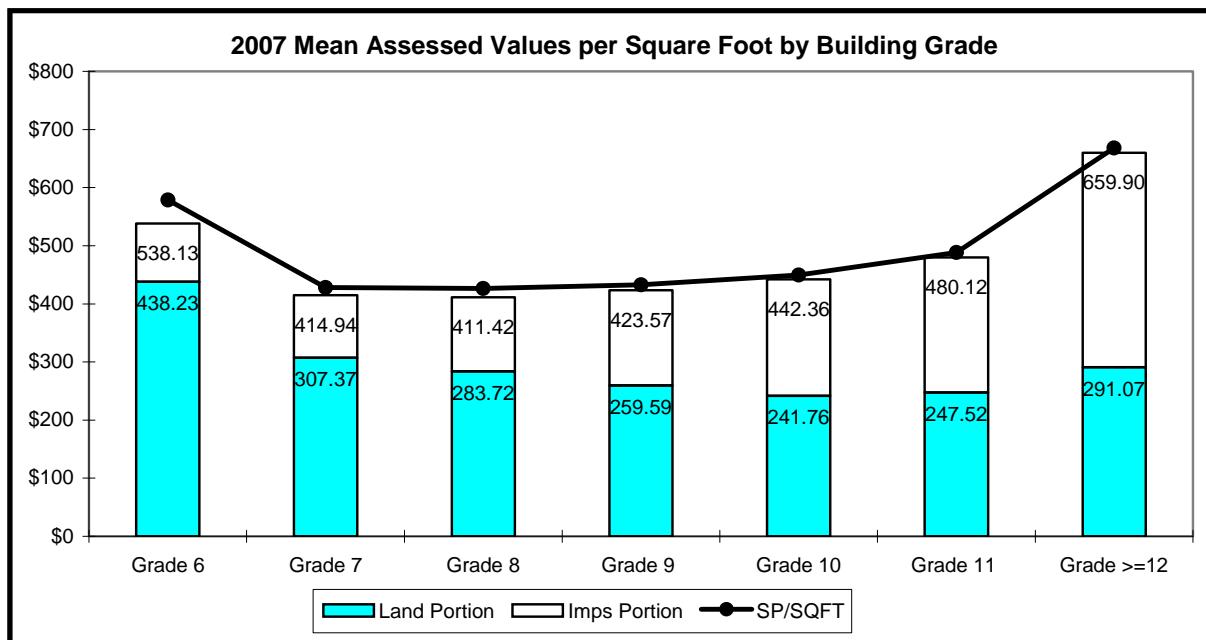
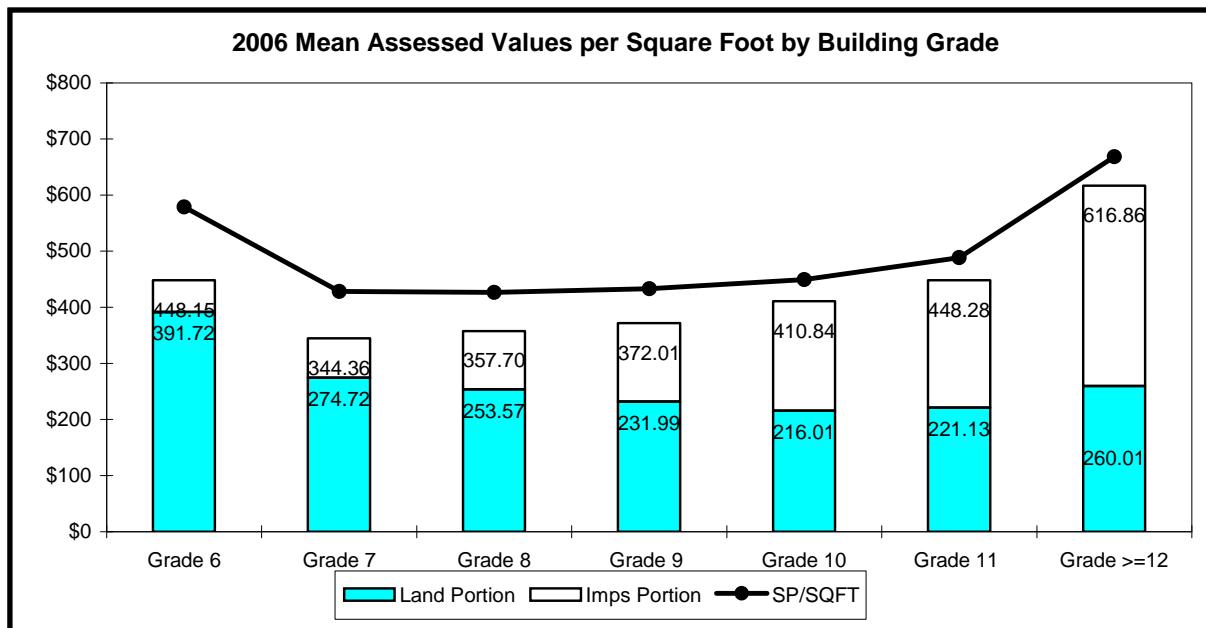
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area**

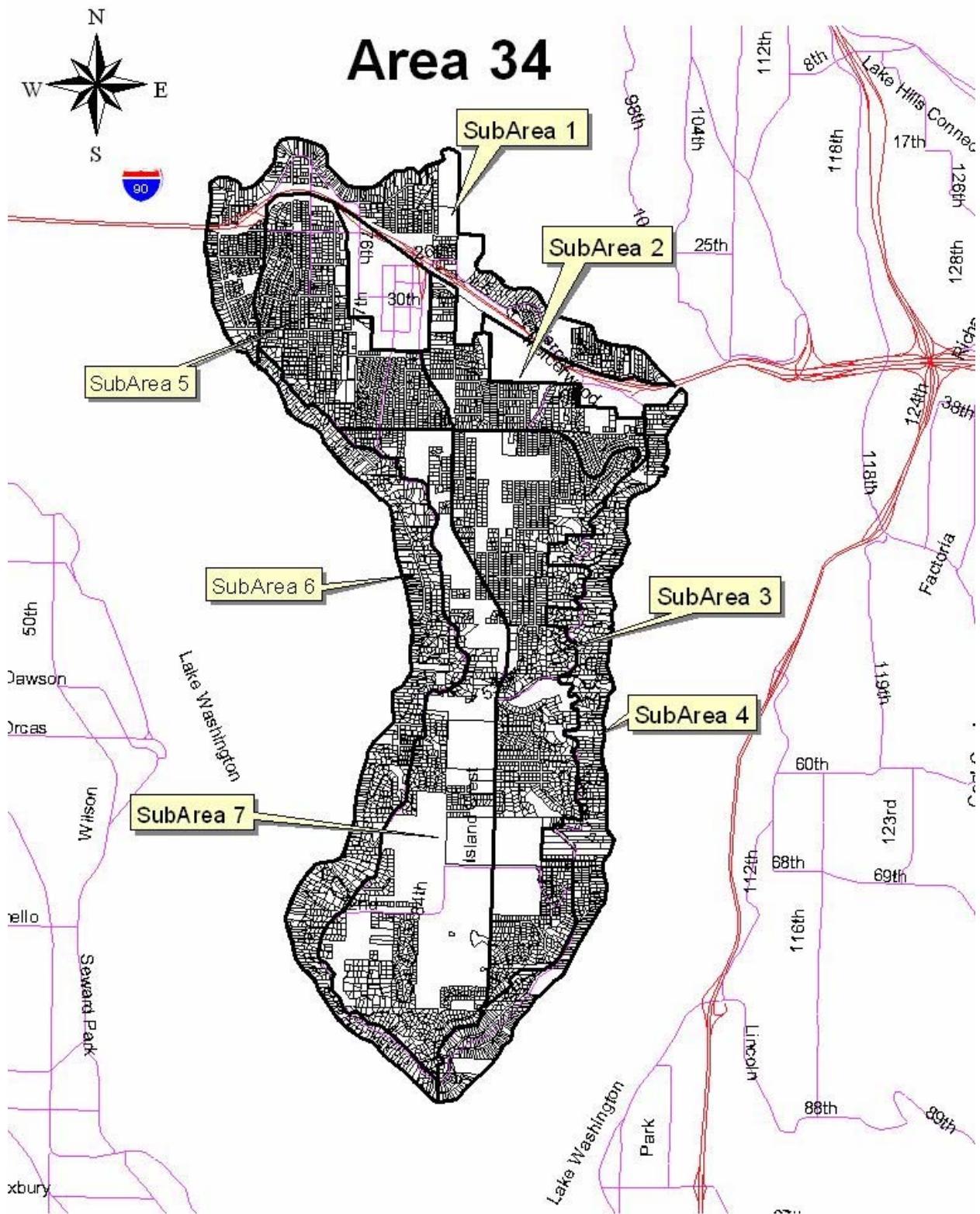


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 26 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 11.9% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times 1.12, \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 995 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties that were built or renovated before 1970, and improvements coded Grade 7 or less, had a lower assessment ratio (assessed value/sale price) than others in the population. They will receive a higher upward adjustment than other homes in the area. Improvements that were equal or greater than a Grade 10, had a higher assessment ratio. They will receive less of an upward adjustment. The formula adjusts for these differences, thus improving equalization.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8914346 - 3.091567E-02 * \text{OldYrBltRen} - 3.427772E-02 * \text{LowGrade} + 4.318302E-02 * \text{HighGrade}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, apply the total value formula based on characteristics of the principle improvement.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.095).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*There are no residential properties that exist on commercially zoned land in this area.

### ***Mobile Home Update***

There were no mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.095, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 34 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

12.18%

<b>Old Yr.Blt/Ren</b>	<b>Yes</b>
<1970	
% Adjustment	4.03%
<b>Low Grade</b>	<b>Yes</b>
<=7	
% Adjustment	4.49%
<b>High Grade &gt;=10</b>	<b>Yes</b>
% Adjustment	-5.18%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel built or renovated before 1970, would *approximately* receive a 16.21% upward adjustment (12.18% + 4.03%). 2403 parcels of the improved population would receive this adjustment. There were 316 sales.

Some parcels would receive multiple upward variable adjustments. They are:

Parcels built or renovated before 1970 and <= to a Grade 7, would approximately receive a 20.7% upward adjustment (12.18% + 4.03% + 4.49%). 760 parcels of the improved population would receive this adjustment. There were 98 sales. Please see the Area 34 Annual Update Ratio Confidence Intervals.

Generally older, lower grade parcels were at a lower assessment level than higher grade parcels. This model corrects for these strata differences.

22.6% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 34 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .979.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	8	0.793	0.951	19.8%	0.802	1.099
7	102	0.798	0.961	20.5%	0.926	0.996
8	303	0.843	0.969	14.9%	0.949	0.988
9	227	0.859	0.978	13.8%	0.958	0.997
10	194	0.916	0.985	7.6%	0.966	1.005
11	127	0.917	0.981	7.1%	0.957	1.005
>=12	34	0.934	0.999	7.0%	0.960	1.038
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1959	208	0.807	0.947	17.3%	0.922	0.972
1960-1969	248	0.850	0.979	15.2%	0.959	0.999
1970-1979	193	0.892	0.980	9.9%	0.959	1.001
1980-1989	109	0.907	0.980	8.1%	0.953	1.008
1990-1999	118	0.921	0.995	8.1%	0.969	1.021
2000-2006	119	0.920	0.990	7.6%	0.968	1.012
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	517	0.899	0.981	9.2%	0.969	0.994
Good	377	0.866	0.985	13.7%	0.969	1.002
Very Good	101	0.841	0.952	13.2%	0.919	0.984
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	529	0.849	0.968	14.1%	0.954	0.982
1.5	30	0.887	1.001	12.8%	0.946	1.056
2	426	0.911	0.989	8.5%	0.975	1.002
2.5	3	0.752	0.864	15.0%	0.523	1.205
3	7	0.880	0.942	7.0%	0.804	1.079

## Area 34 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .979.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1001	8	0.802	0.958	19.3%	0.824	1.091
1001-1500	148	0.832	0.969	16.4%	0.939	0.998
1501-2000	250	0.842	0.965	14.6%	0.944	0.985
2001-2500	200	0.875	0.981	12.2%	0.961	1.002
2501-3000	148	0.892	0.985	10.5%	0.960	1.010
3001-4000	176	0.910	0.982	7.9%	0.962	1.001
4001-5000	48	0.923	0.989	7.2%	0.946	1.031
>5000	17	0.931	0.997	7.1%	0.932	1.061
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	619	0.871	0.980	12.4%	0.968	0.992
Y	376	0.894	0.979	9.5%	0.963	0.994
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	927	0.876	0.976	11.5%	0.966	0.986
Y	68	0.915	0.993	8.6%	0.960	1.027
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	124	0.893	0.980	9.7%	0.952	1.008
2	67	0.864	0.968	12.0%	0.929	1.006
3	216	0.875	0.983	12.3%	0.961	1.004
4	92	0.902	0.983	9.0%	0.950	1.017
5	164	0.868	0.983	13.2%	0.957	1.008
6	82	0.894	0.973	8.8%	0.939	1.008
7	250	0.876	0.978	11.6%	0.961	0.995

## Area 34 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .979.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

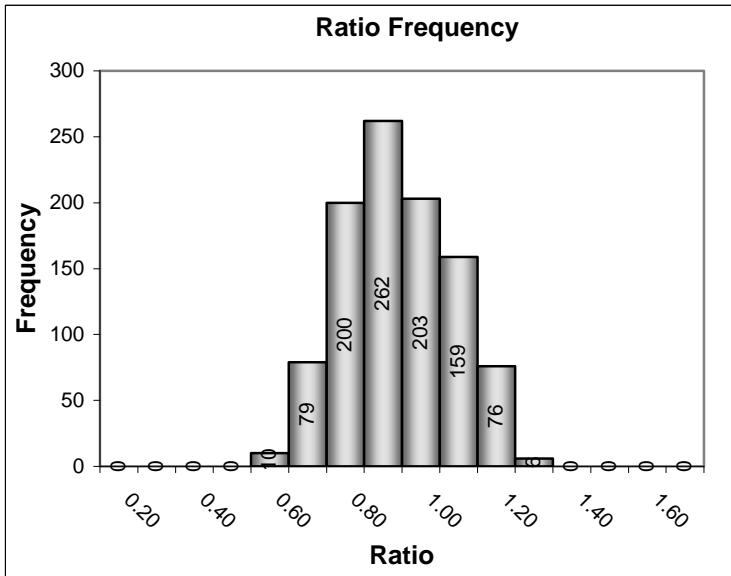
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3000-6999	54	0.864	0.981	13.5%	0.946	1.017
7000-11999	477	0.873	0.979	12.2%	0.965	0.994
12000-17999	324	0.886	0.980	10.6%	0.964	0.996
18000-24999	100	0.897	0.977	8.9%	0.945	1.010
25000-43559	36	0.900	0.979	8.9%	0.929	1.030
1AC-3AC	4	0.901	0.971	7.8%	0.666	1.276
OldYr/BltRen <1970	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	539	0.910	0.987	8.4%	0.975	0.999
Y	456	0.831	0.965	16.1%	0.949	0.981
Low Grade <=7	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	885	0.889	0.981	10.3%	0.971	0.991
Y	110	0.798	0.961	20.5%	0.927	0.994
High Grade >=10	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	640	0.844	0.971	15.1%	0.959	0.984
Y	355	0.920	0.986	7.3%	0.972	1.001
OldYr/BltRen <1970 & Low Grade <=7	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	897	0.888	0.980	10.3%	0.970	0.990
Y	98	0.798	0.965	20.9%	0.929	1.001

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> SE / TEAM - 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 04/05/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>34 - MERCER ISLAND</b>	<b>Appr ID:</b> JMET	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 995			
<b>Mean Assessed Value</b>	959,700		
<b>Mean Sales Price</b>	1,086,700		
<b>Standard Deviation AV</b>	683,763		
<b>Standard Deviation SP</b>	738,166		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.889		
<b>Median Ratio</b>	0.883		
<b>Weighted Mean Ratio</b>	0.883		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.569		
<b>Highest ratio:</b>	1.251		
<b>Coefficient of Dispersion</b>	13.10%		
<b>Standard Deviation</b>	0.141		
<b>Coefficient of Variation</b>	15.85%		
<b>Price Related Differential (PRD)</b>	1.007		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.870		
Upper limit	0.892		
<b>95% Confidence: Mean</b>			
Lower limit	0.880		
Upper limit	0.898		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6729		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.141		
<b>Recommended minimum:</b>	32		
<b>Actual sample size:</b>	995		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	518		
# ratios above mean:	477		
Z:	1.300		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



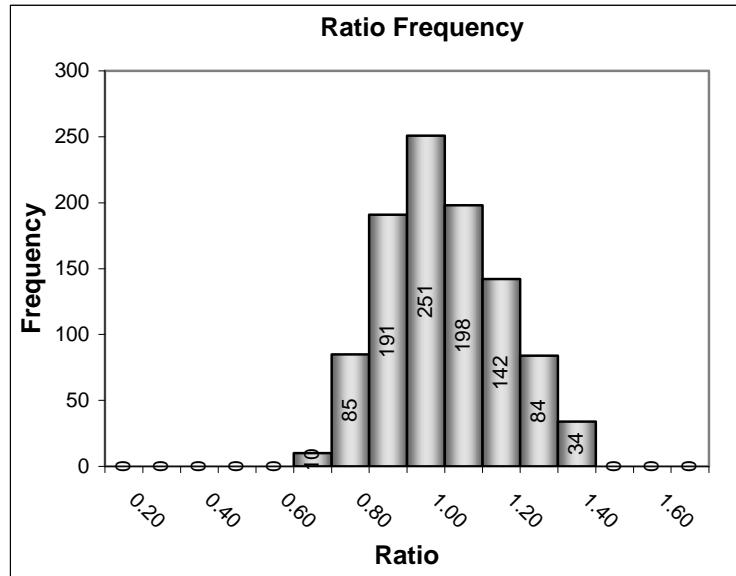
### COMMENTS:

1 to 3 Unit Residences throughout area 34

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> SE / TEAM - 2	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 04/05/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>34 - MERCER ISLAND</b>	<b>Appr ID:</b> JMET	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 995			
<b>Mean Assessed Value</b>	1,064,100		
<b>Mean Sales Price</b>	1,086,700		
<b>Standard Deviation AV</b>	723,191		
<b>Standard Deviation SP</b>	738,166		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	0.986		
<b>Weighted Mean Ratio</b>	0.979		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.661		
<b>Highest ratio:</b>	1.400		
<b>Coefficient of Dispersion</b>	12.76%		
<b>Standard Deviation</b>	0.154		
<b>Coefficient of Variation</b>	15.43%		
<b>Price Related Differential (PRD)</b>	1.021		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.972		
Upper limit	0.997		
<b>95% Confidence: Mean</b>			
Lower limit	0.990		
Upper limit	1.009		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6729		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.154		
<b>Recommended minimum:</b>	38		
<b>Actual sample size:</b>	995		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	536		
# ratios above mean:	459		
<b>Z:</b>	2.441		
<b>Conclusion:</b>	Non-normal		



### COMMENTS:

1 to 3 Unit Residences throughout area 34

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>	
001	148330	0430	8/12/04	\$350,000	820	0	7	1968	4	3700	N	N	2438 62ND AVE SE	
001	148330	0450	4/26/06	\$463,250	910	0	7	1991	3	6000	N	N	2449 63RD AVE SE	
001	370890	0037	6/22/04	\$455,900	1010	620	7	1943	4	6227	N	N	3219 W MERCER WAY	
001	148330	0310	7/31/06	\$750,000	1020	980	7	1955	3	9000	N	N	2450 61ST AVE SE	
001	217450	4230	1/27/04	\$485,000	1070	1070	7	1946	4	6400	Y	N	2441 W MERCER WAY	
001	217450	2535	7/26/05	\$525,000	1070	300	7	1963	4	4500	N	N	2819 62ND AVE SE	
001	217450	3685	10/20/05	\$757,000	1100	1100	7	1952	4	10470	Y	N	6314 SE 28TH ST	
001	413930	0386	10/10/06	\$700,000	1120	400	7	1944	4	9180	Y	N	9428 SE 33RD ST	
001	531510	1728	8/1/06	\$610,000	1160	860	7	1943	4	7200	N	N	7826 SE 24TH ST	
001	148330	0255	4/18/05	\$561,000	1210	420	7	1949	3	6000	N	N	2439 61ST AVE SE	
001	217450	3305	8/16/05	\$699,000	1230	0	7	1970	3	7775	N	N	6175 SE 27TH ST	
001	531510	1828	7/6/04	\$400,000	1230	0	7	1988	3	9768	N	N	2248 77TH AVE SE	
001	217450	0510	3/30/05	\$582,000	1250	800	7	1955	4	6000	N	N	3025 62ND AVE SE	
001	122404	9040	10/11/04	\$400,000	1370	0	7	1948	3	12180	N	N	8206 N MERCER WAY	
001	148330	0525	5/20/05	\$562,000	1500	0	7	1958	5	8500	N	N	2440 63RD AVE SE	
001	217450	2455	11/23/05	\$700,000	1500	0	7	1966	3	9000	N	N	2830 61ST AVE SE	
001	545230	2085	2/25/04	\$448,000	1640	0	7	1953	4	8800	N	N	2236 80TH AVE SE	
001	064710	0100	3/17/04	\$441,000	1690	0	7	1961	4	9720	N	N	3003 90TH PL SE	
001	148330	0470	11/29/06	\$672,000	1800	1170	7	1962	4	6485	N	N	2459 64TH AVE SE	
001	217450	0255	6/8/04	\$500,000	1880	0	7	1954	4	9500	N	N	3011 61ST AVE SE	
001	148330	0570	6/14/05	\$898,000	2390	440	7	1991	3	10250	N	N	2460 64TH AVE SE	
001	217450	2695	6/30/05	\$754,175	2670	0	7	1966	3	9000	N	N	2801 61ST AVE SE	
001	531510	1798	5/26/06	\$699,000	880	290	8	1952	4	7656	N	N	2235 78TH AVE SE	
001	545230	2046	3/8/05	\$489,950	1080	840	8	1957	4	6200	N	N	8018 SE 24TH ST	
001	217450	3545	4/6/06	\$759,000	1160	0	8	1940	5	9000	N	N	6216 SE 28TH ST	
001	217450	3460	10/19/06	\$810,000	1160	1160	8	1957	4	11563	N	N	6205 SE 27TH ST	
001	064710	0120	2/9/05	\$635,000	1180	480	8	1958	5	7200	N	N	3217 90TH PL SE	
001	217450	0591	2/4/05	\$591,600	1210	500	8	1977	3	5220	N	N	6211 SE 30TH ST	
001	545260	0110	9/1/06	\$890,000	1250	1080	8	1942	4	18135	Y	N	8450 N MERCER WAY	
001	545260	0110	5/26/04	\$640,000	1250	1080	8	1942	4	18135	Y	N	8450 N MERCER WAY	

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	409950	0590	12/26/06	\$735,000	1260	350	8	1951	4	5400	Y	N	2403 64TH AVE SE
001	409950	0637	10/6/04	\$553,000	1370	900	8	1958	4	6300	Y	N	2427 W MERCER WAY
001	409950	0190	10/6/06	\$800,000	1390	1390	8	1972	4	9700	Y	N	2435 61ST AVE SE
001	370890	0040	2/24/06	\$2,619,437	1530	460	8	1957	3	16450	Y	Y	6025 SE 32ND ST
001	409950	0150	6/27/05	\$595,000	1660	0	8	1955	5	6750	Y	N	2412 60TH AVE SE
001	810610	0170	4/20/05	\$1,719,000	1670	1470	8	1965	3	16637	Y	Y	8916 N MERCER WAY
001	545230	2175	8/18/06	\$640,000	1730	0	8	1992	3	6600	N	N	2233 80TH AVE SE
001	544930	0105	10/5/06	\$1,625,000	1740	870	8	1949	5	15000	Y	N	2004 82ND AVE SE
001	736560	0070	5/27/04	\$589,000	1760	850	8	1978	4	8760	N	N	8208 SE 26TH ST
001	736560	0040	7/10/06	\$707,000	1830	1020	8	1978	3	8738	N	N	8214 SE 26TH ST
001	148330	0335	1/6/06	\$895,000	2150	740	8	1991	3	7500	N	N	2445 62ND AVE SE
001	413930	0370	6/24/05	\$2,800,000	2250	340	8	1956	4	16778	Y	Y	9600 SE 33RD ST
001	217450	0500	10/27/06	\$750,000	2260	0	8	1994	3	6000	N	N	3017 62ND AVE SE
001	531510	0067	6/17/04	\$840,000	2470	0	8	1916	5	12000	Y	N	7278 N MERCER WAY
001	736560	0010	8/18/06	\$760,000	2570	0	8	1978	3	9000	Y	N	8220 SE 26TH ST
001	217450	2470	10/13/04	\$653,000	2650	0	8	1986	4	7500	N	N	2824 61ST AVE SE
001	531510	0021	1/12/05	\$1,400,000	2920	100	8	1912	5	15375	Y	Y	7206 N MERCER WAY
001	217450	0330	1/24/05	\$859,000	2940	0	8	1994	3	6000	N	N	3057 61ST AVE SE
001	217450	3610	7/25/06	\$1,350,000	2950	220	8	2003	3	6000	N	N	2708 63RD AVE SE
001	544930	0040	4/5/04	\$725,000	1920	1200	9	1962	3	16150	Y	N	2045 81ST AVE SE
001	544930	0135	5/6/04	\$1,100,000	1920	1610	9	1991	3	15400	Y	N	2061 82ND AVE SE
001	064710	0230	5/9/06	\$750,000	1980	0	9	1995	3	7283	Y	N	9091 N MERCER WAY
001	531510	0090	6/25/05	\$2,600,000	2090	1200	9	1964	4	21863	Y	Y	7410 N MERCER WAY
001	243970	0075	1/12/06	\$3,700,000	2210	2210	9	1954	5	21142	Y	Y	5916 SE 20TH ST
001	148330	0440	6/18/04	\$770,000	2280	0	9	1989	3	6000	N	N	2443 63RD AVE SE
001	544930	0092	4/24/06	\$2,775,000	2370	1680	9	1981	3	14430	Y	Y	1945 82ND AVE SE
001	217450	0590	7/8/04	\$1,100,000	2480	270	9	2002	3	6030	N	N	6203 SE 30TH ST
001	720600	0010	7/22/05	\$755,000	2540	0	9	1983	3	9629	Y	N	2423 84TH AVE SE
001	531510	1877	4/23/04	\$839,000	2600	620	9	1995	3	9358	N	N	2233 77TH AVE SE
001	531510	1806	7/7/06	\$1,550,000	2820	1200	9	1954	5	11992	N	N	2249 78TH AVE SE
001	531510	2050	4/27/05	\$3,750,000	2870	0	9	1991	3	24400	Y	Y	7716 22ND PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	217450	2780	2/25/04	\$3,300,000	2940	1060	9	1990	3	13980	Y	Y	2841 60TH AVE SE
001	735570	0015	2/17/06	\$1,346,600	2980	0	9	1981	3	7750	Y	N	1633 72ND AVE SE
001	735570	0171	9/14/05	\$1,055,000	3040	0	9	2001	3	7000	N	N	7032 SE 20TH ST
001	545230	2075	8/3/06	\$1,270,000	3220	0	9	2000	3	8800	N	N	2246 80TH AVE SE
001	072405	9126	6/25/04	\$965,000	3250	0	9	1985	3	9600	N	N	3402 97TH AVE SE
001	544930	0020	8/9/06	\$1,135,000	3570	0	9	1978	3	11000	N	N	2025 80TH AVE SE
001	544930	0020	6/23/06	\$1,015,001	3570	0	9	1978	3	11000	N	N	2025 80TH AVE SE
001	544930	0086	6/7/06	\$899,250	1830	660	10	1974	3	14000	Y	N	1925 82ND AVE SE
001	545260	0020	7/26/04	\$1,195,000	2120	1420	10	1974	5	12000	Y	N	8602 N MERCER WAY
001	544930	0120	11/2/06	\$1,695,000	2190	1600	10	1968	4	15000	Y	N	2040 82ND AVE SE
001	217450	3350	6/28/04	\$789,000	2720	0	10	1993	3	9000	N	N	2715 62ND AVE SE
001	531510	0340	1/13/06	\$1,379,000	2720	0	10	2001	3	8600	Y	N	7265 N MERCER WAY
001	531510	0342	7/20/04	\$1,320,000	2730	1400	10	1998	3	6824	Y	N	7275 N MERCER WAY
001	735570	0170	12/9/04	\$1,065,000	2770	0	10	2001	3	7565	N	N	1845 72ND AVE SE
001	544930	0155	3/14/05	\$1,550,000	2970	820	10	1985	3	23625	Y	N	2029 82ND AVE SE
001	545230	2214	2/28/06	\$1,689,000	3210	0	10	1986	5	10866	Y	N	7850 SE 20TH ST
001	412900	0010	1/5/05	\$1,125,900	3210	0	10	1999	3	10006	N	N	9403 SE 33RD ST
001	413930	0330	8/26/05	\$1,600,000	3250	0	10	1990	3	12827	Y	N	9228 SE 33RD ST
001	545230	1810	3/11/04	\$1,025,000	3420	800	10	1991	3	9240	Y	N	2250 82ND AVE SE
001	217450	3100	6/29/04	\$1,750,000	3540	0	10	2004	3	8963	Y	N	2706 60TH AVE SE
001	140285	0080	7/12/04	\$1,280,000	3580	0	10	1996	3	35360	N	N	9203 SE 33RD ST
001	217450	0290	1/12/06	\$1,709,375	3580	0	10	2003	3	9000	N	N	3041 61ST AVE SE
001	140285	0020	4/18/05	\$1,220,000	3610	0	10	1995	3	10855	N	N	3303 94TH AVE SE
001	413930	0050	9/28/05	\$849,888	3650	0	10	2000	3	11900	N	N	3425 97TH AVE SE
001	217450	3115	4/14/05	\$1,400,000	3650	0	10	2004	3	8448	N	N	6021 SE 27TH ST
001	531510	0202	8/10/04	\$1,600,000	3670	0	10	1993	3	20305	Y	N	7245 N MERCER WAY
001	140285	0070	9/22/04	\$936,000	3770	0	10	1996	3	12649	N	N	9201 SE 33RD ST
001	140285	0010	8/3/05	\$1,205,000	3850	0	10	1995	3	9616	N	N	3301 94TH AVE SE
001	545260	0070	8/17/06	\$3,925,000	3870	0	10	1976	4	19083	Y	Y	8466 N MERCER WAY
001	545260	0070	7/14/04	\$3,000,000	3870	0	10	1976	4	19083	Y	Y	8466 N MERCER WAY
001	735570	0005	8/5/05	\$3,790,500	4030	1040	10	2000	3	18500	Y	Y	7040 N MERCER WAY

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	545230	1785	7/1/04	\$1,749,000	4070	0	10	2004	3	13800	Y	N	2234 82ND AVE SE
001	148330	0385	9/11/06	\$2,065,000	4470	0	10	2006	3	12300	Y	N	6200 SE 27TH ST
001	064710	0192	2/9/04	\$1,588,888	4520	1570	10	2003	3	13875	Y	N	3212 90TH PL SE
001	409950	0005	8/24/04	\$1,350,000	2110	1700	11	1979	4	9233	Y	Y	2401 60TH AVE SE
001	413930	0300	6/28/06	\$1,550,000	2380	110	11	1981	4	10933	Y	N	9204 SE 33RD PL
001	810610	0016	7/27/05	\$3,462,500	2550	1560	11	1996	3	17903	Y	Y	8440 N MERCER WAY
001	735570	0010	11/20/06	\$3,500,000	2990	1610	11	1991	3	10425	Y	Y	1615 72ND AVE SE
001	545230	1905	6/24/04	\$1,335,000	3250	690	11	2003	3	8402	N	N	2246 81ST AVE SE
001	810610	0085	12/3/04	\$1,650,000	3390	1800	11	2000	3	24000	Y	N	8608 N MERCER WAY
001	531510	0105	5/28/04	\$3,320,000	3460	1140	11	1988	3	23829	Y	Y	7432 N MERCER WAY
001	412900	0060	7/1/05	\$1,550,000	3460	0	11	2000	3	11339	N	N	9405 SE 33RD ST
001	072405	9032	11/17/04	\$1,200,000	3610	0	11	2001	3	9301	N	N	3422 97TH AVE SE
001	810610	0140	7/22/05	\$1,460,000	3760	0	11	1995	5	18470	Y	N	8750 N MERCER WAY
001	544930	0125	12/6/04	\$2,000,000	3770	520	11	1996	3	14600	Y	N	2050 82ND AVE SE
001	531510	1776	3/5/04	\$1,525,000	3770	0	11	2003	3	13500	N	N	2203 78TH AVE SE
001	544230	0615	5/27/04	\$2,180,000	3880	0	11	1996	3	18795	Y	Y	2227 60TH AVE SE
001	370890	0045	8/21/04	\$4,600,000	4150	0	11	1948	5	26873	Y	Y	6031 SE 32ND ST
001	545230	1820	10/16/04	\$1,100,000	4840	0	11	1991	3	9240	Y	N	2256 82ND AVE SE
001	370890	0021	7/25/05	\$2,000,000	5600	0	11	1991	3	16991	N	N	6021 SE 32ND ST
001	217450	2955	1/5/04	\$3,650,000	2880	1540	12	1996	3	13005	Y	Y	2725 60TH AVE SE
001	810610	0171	4/25/05	\$3,000,000	3710	1090	12	1992	3	21211	Y	Y	8920 N MERCER WAY
001	810610	0161	3/24/06	\$2,740,000	3920	1010	12	2003	3	21454	Y	N	8910 N MERCER WAY
001	810610	0161	6/7/04	\$2,550,000	3920	1010	12	2003	3	21454	Y	N	8910 N MERCER WAY
001	800000	0010	8/15/06	\$2,200,000	4040	1660	12	1991	3	20433	Y	N	8814 N MERCER WAY
001	800000	0060	10/12/05	\$2,225,000	4230	800	12	1991	3	15037	Y	N	8904 N MERCER WAY
001	531510	1995	4/25/05	\$4,050,000	4470	0	12	1998	3	14701	Y	Y	7626 SE 22ND ST
001	531510	2116	7/9/04	\$5,400,000	5490	710	12	2000	3	35568	Y	Y	7838 22ND PL SE
001	545230	1760	5/25/04	\$2,995,000	5880	0	12	2000	3	15525	Y	N	2210 82ND AVE SE
001	413930	0346	4/19/04	\$6,495,000	6610	350	12	2000	3	40170	Y	Y	9400 SE 33RD ST
001	800000	0030	11/23/04	\$5,250,000	4790	2660	13	1992	3	18300	Y	Y	8810 N MERCER WAY
001	243970	0065	7/20/05	\$7,000,000	7730	0	13	2000	3	20020	Y	Y	5908 SE 20TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	544930	0150	4/18/05	\$3,300,000	7890	2380	13	1994	3	26131	Y	N	2038 81ST AVE SE
002	502190	0305	7/14/05	\$575,000	1010	920	7	1954	4	12194	N	N	3636 86TH AVE SE
002	502190	0860	5/6/04	\$420,000	1020	0	7	1948	5	8448	N	N	8835 SE 39TH ST
002	502190	0270	1/10/05	\$420,000	1090	0	7	1951	4	10800	N	N	3732 86TH AVE SE
002	502190	0285	12/11/06	\$685,000	1130	980	7	1951	3	10800	N	N	3714 86TH AVE SE
002	502190	0510	2/25/05	\$439,000	1230	0	7	1951	4	8502	N	N	8821 SE 37TH ST
002	502190	0910	12/30/05	\$498,000	1240	900	7	1951	3	11400	N	N	8840 SE 40TH ST
002	502190	0470	7/27/05	\$535,000	1360	0	7	1955	4	13311	N	N	3604 90TH AVE SE
002	502190	0657	1/3/06	\$579,500	1480	0	7	1951	3	8360	N	N	3711 86TH AVE SE
002	502190	0502	7/25/06	\$613,000	1500	0	7	1951	4	8360	N	N	3712 88TH AVE SE
002	545600	0280	6/28/06	\$835,000	1580	1060	7	1960	4	8000	Y	N	9810 MERCERWOOD DR
002	183210	0055	3/23/06	\$657,000	1630	0	7	1969	3	11250	N	N	8458 SE 36TH ST
002	183210	0055	8/16/04	\$484,500	1630	0	7	1969	3	11250	N	N	8458 SE 36TH ST
002	502190	0415	8/16/05	\$675,000	1740	0	7	1954	4	11400	N	N	8862 SE 37TH ST
002	502190	0680	1/3/06	\$650,000	1870	0	7	1948	4	14204	N	N	8446 SE 39TH ST
002	502190	0594	6/28/06	\$580,000	1980	0	7	1951	5	8360	N	N	3730 88TH AVE SE
002	502190	0385	2/2/06	\$615,000	1380	0	8	1958	4	11070	N	N	3615 90TH AVE SE
002	545600	0065	10/27/04	\$509,000	1410	0	8	1957	4	9500	N	N	4139 97TH AVE SE
002	545600	0060	1/11/06	\$599,000	1420	0	8	1956	4	8000	N	N	4131 97TH AVE SE
002	545600	0060	1/24/05	\$520,000	1420	0	8	1956	4	8000	N	N	4131 97TH AVE SE
002	502190	0386	5/7/04	\$440,000	1440	0	8	1958	4	12412	N	N	3605 90TH AVE SE
002	545600	0045	11/20/04	\$510,000	1450	0	8	1955	4	7700	N	N	4107 97TH AVE SE
002	778500	0260	9/12/05	\$588,700	1500	750	8	1964	3	13500	N	N	3726 GALLAGHER HILL RD
002	778500	0260	5/5/04	\$415,000	1500	750	8	1964	3	13500	N	N	3726 GALLAGHER HILL RD
002	545600	0040	5/8/06	\$695,000	1660	0	8	1955	4	9200	N	N	4101 97TH AVE SE
002	183210	0115	7/28/05	\$895,000	1660	570	8	1974	4	10050	N	N	8415 SE 35TH ST
002	545930	0025	6/10/04	\$532,000	1670	0	8	1958	4	7700	N	N	4118 96TH AVE SE
002	502190	0245	7/24/06	\$858,000	1690	1100	8	1951	4	16300	N	N	3912 86TH AVE SE
002	545600	0285	10/6/04	\$500,000	1700	740	8	1977	4	8000	Y	N	9818 MERCERWOOD DR
002	347500	0020	9/10/04	\$591,000	1810	0	8	1967	3	9765	N	N	8350 SE 34TH ST
002	546090	0100	2/2/06	\$726,000	1840	1240	8	1963	4	8551	Y	N	9596 SE 40TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>	
002	502190	0465	6/14/04	\$490,000	1870	0	8	1978	4	8800	N	N	3620 88TH AVE SE	
002	347500	0060	11/8/04	\$561,000	1900	0	8	1954	3	10961	Y	N	8220 SE 34TH ST	
002	347500	0110	7/23/05	\$633,000	1930	0	8	1967	3	9765	N	N	8355 SE 34TH ST	
002	182405	9080	11/21/05	\$730,000	1950	960	8	1954	3	15246	Y	N	9837 SE 40TH ST	
002	502190	0060	9/25/06	\$833,000	1970	0	8	1955	4	12375	N	N	3633 86TH AVE SE	
002	122404	9080	6/21/06	\$750,000	2040	1100	8	1959	4	10454	N	N	8211 SE 36TH ST	
002	502190	0035	3/9/05	\$694,900	2160	0	8	1975	4	14250	N	N	8451 SE 36TH ST	
002	122404	9044	9/8/06	\$1,342,500	2260	0	8	2001	3	15110	N	N	8375 SE 30TH PL	
002	546090	0130	11/29/04	\$645,000	2490	720	8	1963	4	8862	N	N	3960 96TH AVE SE	
002	216241	0050	1/30/04	\$424,000	1350	250	9	1983	3	3023	N	N	3615 93RD AVE SE	
002	216241	0010	11/15/05	\$510,000	1610	430	9	1989	3	3776	N	N	3601 93RD AVE SE	
002	640230	0060	4/26/06	\$825,000	1720	0	9	1977	3	8900	Y	N	8221 SE 33RD PL	
002	347500	0070	11/22/05	\$960,000	2210	1050	9	1998	3	10642	Y	N	8225 SE 34TH ST	
002	122404	9115	10/19/04	\$700,000	2310	470	9	1982	3	9600	N	N	3223 84TH AVE SE	
002	122404	9050	7/27/06	\$965,500	2390	1500	9	1990	3	17099	N	N	3277 84TH AVE SE	
002	545190	0010	2/21/05	\$720,000	2440	0	9	1977	3	10285	N	N	3219 84TH AVE SE	
002	666690	0040	6/6/06	\$1,011,500	2500	0	9	1974	4	14280	N	N	8430 SE 35TH ST	
002	640230	0010	6/30/05	\$668,000	2650	0	9	1975	3	10000	N	N	8240 SE 33RD PL	
002	122404	9003	7/12/05	\$1,198,000	3080	690	9	1997	3	11157	N	N	8320 SE 30TH PL	
002	122404	9004	6/25/05	\$1,425,000	3680	0	9	1997	3	11304	N	N	8241 SE 30TH ST	
002	265550	0132	11/14/06	\$820,000	1860	0	10	1986	3	8262	N	N	3975 99TH AVE SE	
002	502190	0945	7/21/06	\$910,000	2470	0	10	2004	3	8800	N	N	3914 88TH AVE SE	
002	206355	0030	7/19/06	\$1,595,000	2810	1860	10	2002	3	11052	Y	N	8219 SE 28TH ST	
002	502190	0671	7/12/04	\$979,000	3020	0	10	2004	3	8360	N	N	3727 86TH AVE SE	
002	206355	0070	3/25/05	\$1,300,000	3180	1210	10	2002	3	19536	Y	N	8212 SE 29TH ST	
002	545230	0810	4/13/05	\$1,168,000	3430	0	10	1990	3	9601	Y	N	8234 SE 30TH ST	
002	545230	0840	8/11/05	\$1,047,000	3640	0	10	1990	3	11624	Y	N	8230 SE 30TH ST	
002	502190	0440	1/23/06	\$1,450,000	4030	0	10	2005	3	11400	N	N	8826 SE 37TH ST	
002	502190	0585	12/1/05	\$1,399,000	4360	0	10	2005	3	11400	N	N	8822 SE 39TH ST	
002	546090	0170	3/16/05	\$899,000	2490	1500	11	1990	3	11873	N	N	3920 96TH AVE SE	
002	265550	0242	10/26/04	\$1,198,000	3180	1300	11	2001	3	13592	N	N	3985 92ND PL SE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	664815	0090	5/11/04	\$925,000	3360	690	11	1990	3	9517	Y	N	3635 92ND AVE SE
002	545600	0025	4/24/06	\$1,372,000	3420	0	11	2006	3	8000	N	N	4037 97TH AVE SE
002	545930	0020	5/23/06	\$1,328,000	3520	0	11	2006	3	8000	N	N	4128 96TH AVE SE
002	502190	0640	7/26/06	\$1,481,000	3670	0	11	2006	3	9773	N	N	8447 SE 37TH ST
002	502190	0645	3/22/06	\$1,425,000	3840	0	11	2005	3	11517	N	N	8449 SE 37TH ST
002	265550	0241	11/2/04	\$1,380,000	3450	470	12	2001	3	35153	Y	N	3945 95TH CT SE
003	019110	1074	3/24/04	\$452,000	940	550	7	1962	3	10160	N	N	4745 91ST AVE SE
003	445730	0595	7/20/04	\$459,000	1290	0	7	1955	3	9474	N	N	4349 92ND AVE SE
003	545600	0555	2/25/05	\$535,000	1430	0	7	1955	3	15500	Y	N	4263 E MERCER WAY
003	019110	0666	10/25/05	\$595,000	1460	0	7	1956	3	9525	N	N	4641 89TH AVE SE
003	019110	0405	8/10/06	\$600,000	1580	0	7	1957	3	10125	N	N	8623 SE 45TH ST
003	545030	0045	2/9/04	\$350,000	1620	0	7	1954	4	10388	N	N	4040 ISLAND CREST WAY
003	545030	0100	9/23/04	\$600,000	1630	1500	7	1955	4	13500	N	N	4103 85TH AVE SE
003	445730	0005	9/21/06	\$658,000	1660	0	7	1955	3	11007	N	N	4201 92ND AVE SE
003	759810	0165	4/29/05	\$630,000	1670	0	7	1948	4	15600	N	N	4442 88TH AVE SE
003	545030	0005	3/19/04	\$351,000	1680	0	7	1954	3	10998	N	N	4140 ISLAND CREST WAY
003	545030	0055	3/7/05	\$435,000	1700	0	7	1954	4	9194	N	N	4018 ISLAND CREST WAY
003	673590	0005	7/7/05	\$486,400	1710	0	7	1955	4	7784	N	N	4005 90TH AVE SE
003	673570	0055	2/14/06	\$605,000	1720	0	7	1954	3	8873	N	N	4050 91ST AVE SE
003	182405	9157	5/26/04	\$518,000	1750	0	7	1974	4	9603	N	N	4308 ISLAND CREST WAY
003	445730	0420	4/20/05	\$659,950	1810	0	7	1960	4	10125	N	N	4321 90TH AVE SE
003	019110	0720	11/3/06	\$710,000	1910	0	7	1990	3	9525	N	N	4604 88TH AVE SE
003	545030	0085	11/16/06	\$799,000	1950	0	7	1950	4	10125	N	N	4041 85TH AVE SE
003	865050	0045	4/1/05	\$625,000	2010	0	7	1955	3	11684	N	N	8818 SE 62ND ST
003	545030	0007	5/19/05	\$575,000	2160	0	7	1954	4	10998	N	N	8406 SE 42ND ST
003	545030	0075	10/6/06	\$801,500	2200	0	7	1950	5	10125	N	N	4023 85TH AVE SE
003	545030	0075	6/15/05	\$691,000	2200	0	7	1950	5	10125	N	N	4023 85TH AVE SE
003	315860	0060	3/25/04	\$451,000	1160	440	8	1969	4	16320	N	N	9104 SE 53RD PL
003	182405	9131	3/23/04	\$582,000	1230	1230	8	1961	4	15000	N	N	4343 86TH AVE SE
003	192405	9139	12/20/05	\$835,000	1290	800	8	1956	4	16988	N	N	8833 SE 61ST ST
003	019110	0090	4/13/06	\$870,000	1300	870	8	1970	4	9525	N	N	4505 91ST AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	004610	0013	8/23/05	\$999,950	1310	870	8	1969	5	20400	Y	N	9505 SE 43RD ST
003	019110	0485	8/23/04	\$427,000	1310	680	8	1976	4	9450	N	N	4603 87TH AVE SE
003	182405	9079	6/28/04	\$727,000	1350	1180	8	1954	5	10800	N	N	4210 85TH AVE SE
003	019110	0595	8/26/05	\$540,500	1370	750	8	1964	3	10125	N	N	4663 88TH AVE SE
003	182405	9097	3/10/05	\$491,000	1410	1350	8	1955	4	8600	N	N	4005 84TH AVE SE
003	445730	0480	6/5/06	\$763,800	1430	430	8	1976	4	10125	N	N	4300 89TH AVE SE
003	545600	0405	4/17/06	\$1,150,000	1440	1440	8	1956	4	11305	Y	N	4266 SHORECLUB DR
003	003120	0030	6/30/05	\$675,000	1460	1220	8	1955	4	9010	N	N	4143 94TH AVE SE
003	258190	0250	11/20/06	\$825,000	1480	1010	8	1977	4	8938	N	N	6820 93RD AVE SE
003	003100	0070	12/10/04	\$499,000	1490	0	8	1955	4	7140	N	N	4122 92ND AVE SE
003	003100	0075	12/10/04	\$415,000	1490	0	8	1955	4	7140	N	N	4130 92ND AVE SE
003	003100	0131	11/18/04	\$484,900	1500	0	8	1954	4	8670	N	N	4119 93RD AVE SE
003	258190	0245	1/24/06	\$625,000	1500	1500	8	1962	4	8550	N	N	7072 93RD AVE SE
003	019110	1110	5/10/04	\$517,500	1510	670	8	1959	4	9525	N	N	4716 90TH AVE SE
003	019110	0635	3/25/05	\$450,000	1510	0	8	1959	4	10125	N	N	4610 87TH AVE SE
003	673570	0005	11/2/06	\$612,500	1550	0	8	1954	3	9826	N	N	4003 92ND AVE SE
003	003120	0025	2/9/06	\$700,000	1570	1100	8	1956	3	9010	N	N	4205 94TH AVE SE
003	182405	9070	12/15/05	\$561,000	1590	0	8	1953	4	10800	N	N	4151 86TH AVE SE
003	759810	0061	5/24/04	\$560,000	1590	1150	8	1968	4	9918	N	N	9010 SE 45TH ST
003	003100	0120	7/26/06	\$650,000	1610	0	8	1954	4	8670	N	N	4105 93RD AVE SE
003	228730	0280	6/2/05	\$615,000	1610	0	8	1959	4	10080	N	N	8812 SE 59TH ST
003	445730	0465	11/28/06	\$850,000	1610	1540	8	1963	5	10125	N	N	4324 89TH AVE SE
003	019110	0135	3/21/06	\$824,000	1610	680	8	1966	4	10160	N	N	4530 90TH AVE SE
003	258190	0006	12/1/04	\$535,000	1610	880	8	1977	4	8712	N	N	6821 93RD AVE SE
003	445730	0415	12/16/04	\$598,000	1630	940	8	1962	4	10125	N	N	4315 90TH AVE SE
003	545600	0340	10/27/06	\$795,000	1660	300	8	1957	3	11560	N	N	4267 SHORECLUB DR
003	003100	0020	7/11/06	\$625,000	1690	0	8	1955	3	7140	N	N	4016 92ND AVE SE
003	865050	0040	10/26/06	\$1,025,000	1690	1690	8	1955	3	20680	N	N	8822 SE 62ND ST
003	003100	0265	3/10/04	\$585,000	1690	1690	8	1956	3	8736	N	N	4222 93RD AVE SE
003	258190	0284	4/12/05	\$707,500	1690	1070	8	1967	4	8476	N	N	6950 93RD AVE SE
003	545030	0095	4/25/06	\$820,000	1700	1370	8	1950	5	13500	N	N	4059 85TH AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	445730	0230	10/27/04	\$470,000	1700	0	8	1962	3	10125	N	N	4216 89TH AVE SE
003	228730	0160	11/22/04	\$1,005,000	1710	1280	8	1960	4	11200	Y	N	5816 92ND AVE SE
003	258190	0290	8/26/05	\$760,000	1710	900	8	1977	3	8370	N	N	6960 93RD AVE SE
003	261790	0005	6/30/04	\$549,000	1720	1720	8	1955	4	11851	N	N	4205 85TH AVE SE
003	258190	0285	6/8/04	\$535,000	1730	390	8	1978	3	8850	N	N	9325 SE 70TH PL
003	792410	0040	6/14/06	\$715,000	1750	870	8	1957	4	6750	N	N	4056 89TH AVE SE
003	545600	0500	6/1/04	\$650,000	1790	840	8	1954	4	5088	Y	N	9855 MERCERWOOD DR
003	445730	0505	3/14/05	\$570,000	1800	0	8	1958	3	9525	N	N	4335 91ST AVE SE
003	865050	0015	2/14/06	\$1,075,000	1830	1830	8	1955	3	54885	N	N	6250 89TH AVE SE
003	546110	0070	7/15/05	\$625,000	1830	0	8	1966	4	14022	Y	N	9530 SE 43RD ST
003	019110	0300	6/27/06	\$705,000	1840	0	8	1963	4	9525	N	N	4536 88TH AVE SE
003	019110	0300	1/26/05	\$635,000	1840	0	8	1963	4	9525	N	N	4536 88TH AVE SE
003	445730	0620	5/11/04	\$550,000	1880	400	8	1963	5	9525	N	N	4334 91ST AVE SE
003	345600	0190	9/1/04	\$665,000	1880	260	8	1974	3	14152	N	N	9115 SE 72ND PL
003	258190	0020	12/13/05	\$710,000	1940	1190	8	1961	4	11160	N	N	6909 93RD AVE SE
003	228700	0160	10/16/06	\$850,000	1950	1710	8	1960	4	10509	N	N	5704 91ST AVE SE
003	003100	0320	12/5/05	\$763,000	2000	940	8	1968	4	7686	N	N	4250 92ND AVE SE
003	019110	1120	2/11/05	\$550,000	2010	0	8	1959	3	11430	N	N	9001 SE 47TH ST
003	228700	0140	1/13/06	\$868,000	2010	0	8	1961	4	11815	N	N	5720 91ST AVE SE
003	228730	0200	8/19/04	\$610,000	2060	0	8	1960	4	10080	N	N	9012 SE 59TH ST
003	228730	0110	12/7/05	\$700,000	2070	0	8	1960	3	10200	N	N	9031 SE 59TH ST
003	228700	0380	3/1/04	\$630,000	2170	0	8	1960	4	9072	N	N	5630 89TH AVE SE
003	865070	0005	2/2/04	\$442,500	2180	0	8	1961	3	11330	N	N	8806 SE 60TH ST
003	019110	0585	4/20/06	\$855,000	2180	1290	8	1963	5	10125	N	N	4629 88TH AVE SE
003	445730	0055	12/9/04	\$570,000	2190	0	8	1959	4	10125	N	N	4240 91ST AVE SE
003	019110	0140	5/23/06	\$877,000	2250	0	8	1967	4	10160	N	N	4524 90TH AVE SE
003	445730	0225	12/12/05	\$825,000	2260	0	8	1963	3	10125	N	N	4224 89TH AVE SE
003	445730	0225	7/27/04	\$684,000	2260	0	8	1963	3	10125	N	N	4224 89TH AVE SE
003	192300	0380	2/7/06	\$900,200	2340	0	8	1992	3	26910	N	N	9212 SE 46TH ST
003	003100	0285	4/9/04	\$630,000	2360	0	8	1955	5	17500	N	N	4205 93RD AVE SE
003	545950	0016	2/9/04	\$710,000	2370	2050	8	1960	4	10200	Y	N	9339 MERCERWOOD DR

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	865050	0010	7/15/04	\$580,000	2580	0	8	1956	4	12036	N	N	8817 SE 63RD ST
003	019110	0070	6/17/04	\$760,000	2680	0	8	1997	3	9525	N	N	4518 91ST AVE SE
003	019110	0590	2/14/06	\$682,000	2700	350	8	1966	4	10125	N	N	4645 88TH AVE SE
003	182405	9092	3/29/04	\$875,000	2850	1310	8	2002	3	8600	N	N	4011 89TH AVE SE
003	759810	0108	8/2/06	\$870,000	3140	0	8	1984	3	10400	N	N	8935 SE 44TH ST
003	546110	0040	7/6/06	\$699,000	1380	0	9	1967	4	11775	Y	N	9511 SE 43RD ST
003	216200	0190	6/17/05	\$692,000	1420	700	9	1973	4	14850	Y	N	5009 E MERCER WAY
003	192300	0450	5/23/05	\$920,000	1450	1010	9	1970	4	13910	Y	N	9340 SE 46TH ST
003	258190	0091	8/15/05	\$739,000	1560	520	9	1977	4	11400	N	N	7205 93RD AVE SE
003	345600	0230	8/10/06	\$943,000	1640	1520	9	1966	4	9947	N	N	7234 91ST AVE SE
003	257950	0025	1/13/04	\$680,000	1640	1490	9	1973	4	14000	N	N	9431 SE 70TH PL
003	258190	0180	6/24/05	\$705,000	1650	560	9	1977	4	9886	Y	N	7040 94TH AVE SE
003	856610	0070	7/19/06	\$819,950	1680	950	9	1966	5	9354	N	N	7425 91ST AVE SE
003	546110	0030	5/31/06	\$795,000	1770	1070	9	1964	3	28600	Y	N	9531 SE 43RD ST
003	546110	0030	3/24/05	\$750,000	1770	1070	9	1964	3	28600	Y	N	9531 SE 43RD ST
003	345600	0210	8/13/04	\$659,000	1830	0	9	1968	4	9947	N	N	7212 91ST AVE SE
003	865110	0100	7/7/05	\$935,000	1860	1050	9	1961	4	20700	Y	N	9220 SE 61ST ST
003	019110	1065	6/1/04	\$620,000	1940	0	9	1966	4	9525	N	N	4719 91ST AVE SE
003	228800	0120	11/9/06	\$1,125,000	1970	0	9	1968	3	15044	Y	N	9239 SE 59TH ST
003	856610	0250	4/20/05	\$779,500	2000	420	9	1964	4	13200	Y	N	7404 91ST AVE SE
003	019110	1125	1/10/05	\$707,500	2010	640	9	1995	4	10125	N	N	8921 SE 47TH ST
003	192405	9193	6/12/06	\$1,495,000	2030	1340	9	1960	4	39555	Y	N	9112 SE 50TH ST
003	545050	0110	3/19/04	\$630,000	2030	450	9	1968	4	13375	N	N	5700 92ND AVE SE
003	545600	0415	2/28/06	\$1,100,000	2050	750	9	1956	3	16150	Y	N	4276 SHORECLUB DR
003	545180	0026	10/25/06	\$1,125,000	2060	750	9	1958	5	15402	Y	N	8411 MAPLE LN
003	184550	0020	3/30/05	\$645,000	2070	0	9	1967	4	10320	Y	N	9440 70TH PL SE
003	759810	0071	2/28/05	\$650,000	2100	0	9	1977	4	15000	N	N	9020 SE 45TH ST
003	545090	0130	8/22/06	\$787,500	2120	0	9	1973	4	9600	N	N	5231 90TH AVE SE
003	184550	0070	3/7/05	\$625,000	2160	810	9	1968	4	6693	N	N	6911 94TH AVE SE
003	545050	0070	7/19/04	\$649,000	2180	0	9	1967	4	10527	N	N	5720 92ND AVE SE
003	184550	0080	12/14/05	\$826,550	2210	0	9	1968	4	7520	N	N	6921 94TH AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	856610	0280	7/20/05	\$875,000	2230	1670	9	1969	4	10200	Y	N	7428 91ST AVE SE
003	257950	0146	9/9/05	\$770,800	2240	0	9	1982	3	15000	Y	N	7255 E MERCER WAY
003	545050	0150	12/2/05	\$1,250,000	2250	2100	9	1967	4	17250	N	N	5704 93RD AVE SE
003	228800	0090	2/27/04	\$639,000	2260	0	9	1968	3	17711	Y	N	9253 SE 59TH ST
003	345600	0100	5/5/04	\$604,980	2300	0	9	1966	3	12168	N	N	7215 92ND AVE SE
003	856610	0190	6/28/06	\$920,000	2300	1070	9	1968	4	14850	N	N	7402 92ND PL SE
003	856610	0190	6/28/06	\$920,000	2300	1070	9	1968	4	14850	N	N	7402 92ND PL SE
003	184550	0030	3/8/05	\$695,000	2310	1420	9	1969	4	7885	N	N	6930 94TH AVE SE
003	435130	0977	2/9/06	\$765,000	2310	0	9	1977	3	15225	N	N	5050 90TH AVE SE
003	545030	0066	6/23/05	\$920,702	2430	0	9	2002	3	10125	N	N	4011 85TH AVE SE
003	667290	0450	10/25/04	\$760,000	2440	0	9	1960	4	11600	N	N	8945 SE 56TH ST
003	435130	0340	1/16/04	\$625,000	2480	0	9	1978	4	11310	N	N	9014 SE 50TH ST
003	545050	0020	8/1/05	\$1,226,000	2560	0	9	1967	5	11655	N	N	9105 SE 57TH ST
003	192300	0130	4/1/06	\$749,000	2590	0	9	1969	3	6400	N	N	9333 SE 47TH ST
003	302405	9152	5/3/04	\$660,000	2650	0	9	1974	3	13500	N	N	7314 ISLAND CREST WAY
003	192300	0070	7/3/06	\$850,000	2650	0	9	1994	3	18375	Y	N	9490 SE 47TH ST
003	545050	0120	3/14/06	\$980,000	2690	0	9	1969	4	13225	N	N	9209 SE 57TH ST
003	003100	0085	7/24/06	\$858,500	2690	0	9	1976	4	10625	N	N	4011 93RD AVE SE
003	667290	0410	5/5/05	\$949,000	2710	0	9	1963	4	11300	N	N	8905 SE 56TH ST
003	192300	0100	7/29/05	\$670,000	2820	0	9	1977	4	14300	N	N	9405 SE 47TH ST
003	445730	0185	12/1/06	\$785,000	2830	0	9	1964	4	10125	N	N	4237 90TH AVE SE
003	142500	0020	10/12/05	\$825,000	2830	0	9	1975	4	9375	N	N	9025 SE 51ST PL
003	759810	0135	4/26/04	\$606,000	2840	0	9	1984	3	10116	N	N	8917 SE 44TH ST
003	546030	0045	7/28/05	\$750,000	2920	0	9	1961	4	10315	Y	N	4232 94TH AVE SE
003	667290	0300	2/28/05	\$1,025,000	2960	0	9	1961	5	13230	N	N	8945 SE 54TH ST
003	019110	1021	5/5/05	\$851,500	3100	0	9	1966	4	12150	N	N	4730 91ST AVE SE
003	019110	0672	3/7/06	\$1,127,555	3160	0	9	1997	3	9525	N	N	4649 89TH AVE SE
003	019110	0020	10/11/04	\$620,000	3260	0	9	1969	4	9753	N	N	9160 SE 46TH ST
003	257950	0186	9/13/06	\$1,335,000	3450	0	9	1974	5	15891	N	N	7272 92ND AVE SE
003	545030	0090	5/16/05	\$1,150,000	3670	0	9	2004	3	10125	N	N	4047 85TH AVE SE
003	302405	9057	6/2/04	\$1,195,000	3880	1670	9	2003	3	16065	N	N	9185 SE 64TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	362780	0190	2/7/06	\$757,500	1410	1040	10	1972	3	11155	N	N	8802 SE 78TH ST
003	216200	0040	4/6/06	\$770,000	1720	920	10	1977	3	14300	Y	N	4817 E MERCER WAY
003	019110	0820	6/3/04	\$749,000	1840	1400	10	1979	3	9525	N	N	4637 91ST AVE SE
003	192300	0060	5/16/06	\$860,000	1880	1110	10	1976	3	10200	Y	N	9341 SE 46TH ST
003	545600	0395	8/14/06	\$1,100,000	1940	1800	10	1968	4	17940	Y	N	4250 SHORECLUB DR
003	545950	0015	9/1/06	\$950,000	1990	1670	10	1966	4	13800	Y	N	9355 MERCERWOOD DR
003	751100	0050	11/9/04	\$850,000	2150	740	10	1963	4	18200	N	N	6140 90TH AVE SE
003	546050	0040	11/2/06	\$1,029,995	2220	2220	10	1968	4	9270	N	N	4230 95TH AVE SE
003	192300	0150	3/22/06	\$720,000	2230	790	10	1978	3	6400	N	N	9350 SE 47TH ST
003	546060	0130	8/23/05	\$1,159,000	2240	1560	10	1969	4	7875	Y	N	4220 CRESTWOOD PL
003	362780	0280	6/21/05	\$891,000	2260	1400	10	1967	4	12000	N	N	7707 89TH PL SE
003	751100	0020	5/11/06	\$850,000	2310	520	10	1964	3	12500	N	N	6102 90TH AVE SE
003	192300	0160	9/21/04	\$980,000	2340	630	10	1997	3	14486	Y	N	9380 SE 47TH ST
003	192300	0160	9/15/06	\$885,000	2340	630	10	1997	3	14486	Y	N	9380 SE 47TH ST
003	545950	0025	6/19/06	\$985,000	2360	1670	10	1962	4	13750	Y	N	9335 MERCERWOOD DR
003	182405	9053	9/27/06	\$1,043,000	2380	800	10	1986	3	15000	N	N	8460 SE 44TH ST
003	182405	9053	6/28/06	\$1,027,000	2380	800	10	1986	3	15000	N	N	8460 SE 44TH ST
003	192300	0050	6/16/05	\$862,400	2540	1390	10	1974	3	9000	Y	N	9376 SE 46TH ST
003	302405	9205	5/19/04	\$738,000	2610	0	10	1985	3	14629	N	N	7344 ISLAND CREST WAY
003	216200	0060	2/9/06	\$863,000	2620	1100	10	1975	3	19700	N	N	4819 E MERCER WAY
003	257950	0187	7/11/06	\$1,349,000	2650	740	10	1997	3	14570	Y	N	7507 92ND AVE SE
003	257950	0187	4/7/04	\$1,020,000	2650	740	10	1997	3	14570	Y	N	7507 92ND AVE SE
003	546060	0100	5/16/05	\$1,060,000	2710	1880	10	1968	5	8500	Y	N	4244 CRESTWOOD PL
003	435130	1202	6/15/04	\$674,500	2710	0	10	1969	4	13260	N	N	9023 SE 50TH ST
003	362780	0200	6/7/06	\$920,500	2780	0	10	1976	4	9600	N	N	8800 SE 78TH ST
003	445730	0605	1/13/06	\$822,000	2790	0	10	1997	3	8989	N	N	9100 SE 44TH ST
003	445730	0605	4/12/04	\$725,240	2790	0	10	1997	3	8989	N	N	9100 SE 44TH ST
003	192405	9035	5/19/06	\$790,000	2810	710	10	1977	3	26000	Y	N	5655 E MERCER WAY
003	751100	0170	8/23/04	\$1,135,000	2820	970	10	1963	5	21500	N	N	6111 90TH AVE SE
003	019110	0387	5/25/04	\$859,000	2860	0	10	1985	3	10125	N	N	4520 87TH AVE SE
003	545090	0050	4/25/05	\$1,199,000	2870	0	10	1967	4	14685	N	N	5300 90TH AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	216200	0050	10/2/06	\$1,020,000	2930	0	10	1975	3	20000	N	N	4815 E MERCER WAY
003	216200	0050	10/5/04	\$660,000	2930	0	10	1975	3	20000	N	N	4815 E MERCER WAY
003	545090	0120	7/2/04	\$645,000	3000	0	10	1967	4	14250	N	N	5303 90TH AVE SE
003	751100	0090	5/21/04	\$949,000	3000	0	10	1967	5	32802	Y	N	6170 90TH AVE SE
003	302405	9182	11/1/05	\$1,150,000	3280	0	10	1982	3	12632	N	N	7378 ISLAND CREST WAY
003	362780	0150	5/17/05	\$890,000	3350	0	10	1975	3	9900	N	N	7801 89TH PL SE
003	421430	0060	4/19/06	\$1,440,000	3380	0	10	2005	3	10185	N	N	8718 SE 44TH PL
003	302405	9211	6/15/06	\$1,425,000	3420	1150	10	2005	3	16741	N	N	9179 SE 64TH ST
003	421430	0030	5/11/06	\$1,525,000	3450	0	10	2005	3	10964	N	N	8705 SE 44TH PL
003	546060	0120	12/13/06	\$1,100,000	3460	0	10	1968	3	6240	Y	N	4230 CRESTWOOD PL
003	421430	0050	10/13/05	\$1,450,000	3480	0	10	2005	3	10911	N	N	8712 SE 44TH PL
003	759810	0750	5/8/06	\$1,790,000	3520	840	10	2005	3	13650	Y	N	4449 86TH AVE SE
003	019110	0650	7/13/04	\$1,035,000	3560	0	10	1997	3	9525	N	N	4609 89TH AVE SE
003	421430	0020	8/10/05	\$1,440,000	3660	0	10	2005	3	10916	N	N	8711 SE 44TH PL
003	258190	0225	6/13/06	\$1,635,000	3700	0	10	1998	3	14947	Y	N	7228 93RD AVE SE
003	421430	0040	2/21/06	\$1,530,000	3730	0	10	2005	3	11190	N	N	8706 SE 44TH PL
003	421430	0010	8/12/05	\$1,425,000	3770	0	10	2005	3	10581	N	N	8717 SE 44TH PL
003	182405	9161	12/22/04	\$1,318,000	3800	0	10	2004	3	12240	N	N	8418 SE 44TH ST
003	545090	0060	8/18/06	\$1,340,000	3951	0	10	1965	5	17000	N	N	5310 90TH AVE SE
003	546060	0140	11/1/06	\$1,310,000	3960	800	10	1974	4	4650	Y	N	4206 CRESTWOOD PL
003	667290	0080	6/10/04	\$1,250,000	4440	0	10	1994	3	15719	N	N	8938 SE 54TH ST
003	865120	0010	10/13/05	\$2,050,000	4700	1100	10	2005	3	19872	Y	N	6115 93RD AVE SE
003	192300	0300	4/11/05	\$1,090,000	5480	0	10	1982	3	13072	Y	N	9211 SE 46TH ST
003	302405	9169	6/23/06	\$1,350,000	2500	1710	11	1973	4	26571	Y	N	7870 ISLAND CREST WAY
003	302405	9169	5/24/06	\$1,350,000	2500	1710	11	1973	4	26571	Y	N	7870 ISLAND CREST WAY
003	302405	9169	5/17/04	\$1,050,000	2500	1710	11	1973	4	26571	Y	N	7870 ISLAND CREST WAY
003	667290	0170	1/17/05	\$830,000	3290	0	11	1964	4	16660	N	N	8815 SE 54TH ST
003	856640	0270	12/20/05	\$1,100,000	3420	0	11	1987	3	10864	N	N	8852 SE 74TH PL
003	545600	0370	8/14/06	\$1,950,000	3450	700	11	2006	3	8550	Y	N	4227 SHORECLUB DR
003	019110	0840	12/3/04	\$1,200,000	3570	0	11	2004	3	9525	N	N	9020 SE 47TH ST
003	258190	0165	6/30/05	\$980,000	3580	720	11	1987	3	8406	Y	N	9413 SE 70TH PL

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**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	258190	0165	7/7/04	\$880,000	3580	720	11	1987	3	8406	Y	N	9413 SE 70TH PL
003	258190	0300	7/19/05	\$1,048,000	3750	0	11	2000	3	13834	N	N	7010 93RD AVE SE
003	019110	0035	9/14/04	\$1,386,750	3910	0	11	2004	3	9300	N	N	9130 SE 46TH ST
003	856640	0150	12/6/04	\$1,250,000	4110	0	11	1988	3	12426	N	N	8875 SE 74TH PL
003	362780	0300	7/27/06	\$1,235,000	4280	0	11	1972	3	9975	Y	N	7703 89TH PL SE
004	210700	0070	11/29/05	\$560,000	590	0	6	1920	4	9600	Y	N	3742 E MERCER WAY
004	302405	9164	5/25/06	\$1,100,000	793	605	6	1951	4	12540	Y	Y	7924 E MERCER WAY
004	302405	9120	8/31/04	\$387,720	1340	180	6	1926	4	17775	Y	N	6420 E MERCER WAY
004	302405	9008	11/8/04	\$495,000	1130	810	7	1959	4	13524	N	N	9514 SE 68TH ST
004	302405	9096	7/28/05	\$1,400,000	1530	0	7	1938	5	14364	Y	Y	7920 E MERCER WAY
004	032110	0140	3/21/05	\$600,000	1540	780	8	1961	4	20518	Y	N	8383 E MERCER WAY
004	413190	0026	8/1/05	\$808,000	1590	1000	8	1966	5	9600	Y	N	4032 E MERCER WAY
004	192405	9178	4/1/05	\$731,899	1700	0	8	1955	4	11325	Y	N	5906 E MERCER WAY
004	192405	9246	9/13/05	\$925,000	1780	1770	8	1965	3	26226	Y	N	4920 E MERCER WAY
004	192405	9159	11/9/06	\$1,190,000	1916	1160	8	1957	5	20473	Y	N	4850 E MERCER WAY
004	003300	0010	5/16/05	\$890,000	1930	1430	8	1966	3	15500	N	Y	4448 FERN CROFT RD
004	192405	9315	5/2/05	\$602,855	2080	200	8	1974	3	21780	N	N	4808 E MERCER WAY
004	032110	0220	9/2/04	\$799,900	2120	0	8	1957	4	21905	Y	N	8045 E MERCER WAY
004	082405	9224	3/31/06	\$790,000	2180	0	8	1958	4	13000	N	N	3842 E MERCER WAY
004	302405	9126	7/12/05	\$777,000	2420	0	8	1952	3	18219	Y	N	7649 E MERCER WAY
004	192405	9158	10/18/04	\$1,195,000	2611	0	8	1940	5	32234	Y	N	4830 E MERCER WAY
004	073610	0065	4/24/06	\$950,000	2820	480	8	1984	4	15375	Y	N	8415 BENOTHO PL
004	192405	9026	4/18/05	\$2,060,000	2900	0	8	1932	4	10454	Y	Y	5026 BUTTERWORTH RD
004	210700	0080	11/21/05	\$1,600,000	3070	0	8	1985	3	14736	Y	Y	3702 E MERCER WAY
004	156180	0040	6/22/06	\$727,000	1600	740	9	1980	3	13000	N	N	4419 E MERCER WAY
004	252400	0140	4/16/04	\$655,000	1620	870	9	1994	3	15041	N	N	4759 FERN RIDGE LN
004	302405	9176	12/6/05	\$691,100	1640	200	9	1976	3	30492	Y	N	7929 E MERCER WAY
004	553080	0030	4/20/05	\$668,000	1700	870	9	1977	5	23700	Y	N	8521 E MERCER WAY
004	413190	0037	6/23/06	\$1,125,000	1720	1210	9	1971	5	16270	Y	N	4044 E MERCER WAY
004	192200	0060	10/11/06	\$1,275,000	1750	1260	9	1976	4	12000	Y	N	9430 SE 52ND ST
004	215450	0040	6/21/05	\$965,000	1780	1500	9	1970	5	16000	Y	N	6216 E MERCER WAY

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**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	192200	0030	5/2/05	\$1,600,000	1780	1500	9	1975	5	12915	Y	N	9444 SE 52ND ST
004	252400	0150	3/4/05	\$765,000	1830	1230	9	1994	3	15784	N	N	4761 FERNRIDGE LN
004	192200	0150	8/1/06	\$950,000	2050	1400	9	1974	5	11800	Y	N	9435 SE 52ND ST
004	192405	9328	5/5/05	\$912,500	2320	0	9	1990	3	14810	Y	N	5220 BUTTERWORTH RD
004	185600	0060	8/24/05	\$1,025,000	2454	1732	9	1976	4	28000	Y	N	9705 SE 43RD ST
004	777670	0035	4/20/05	\$2,000,000	2460	1330	9	1985	3	15935	Y	Y	9831 SE 42ND PL
004	182405	9082	9/7/05	\$1,850,000	2520	1360	9	1988	3	14003	Y	Y	4550 E MERCER WAY
004	252400	0110	11/16/05	\$885,000	2840	0	9	1996	3	13110	Y	N	4763 FERNRIDGE LN
004	755870	0035	11/2/05	\$900,000	2960	270	9	1977	3	30520	Y	N	4600 E MERCER WAY
004	258010	0045	4/6/06	\$1,110,000	3060	1020	9	1980	3	10700	Y	N	9555 SE 71ST ST
004	192200	0070	4/27/04	\$870,000	3260	990	9	1972	4	18000	Y	N	9426 SE 52ND ST
004	426000	0080	3/6/05	\$875,000	1500	1530	10	1968	5	17717	Y	N	9520 SE 61ST PL
004	182405	9110	7/21/04	\$1,195,000	1750	1230	10	1964	4	19602	Y	N	4298 E MERCER WAY
004	292600	0020	10/10/06	\$928,000	1880	1400	10	1980	4	9674	Y	N	6462 E MERCER WAY
004	192405	9254	9/22/05	\$1,059,000	1940	1350	10	1968	4	15246	Y	N	6130 E MERCER WAY
004	239600	0030	10/22/04	\$965,000	2110	1580	10	1979	4	11680	Y	N	9530 SE 68TH ST
004	869930	0030	10/7/05	\$889,950	2140	1210	10	1977	4	16800	Y	N	4706 E MERCER WAY
004	143870	0080	10/24/06	\$2,630,000	2150	1570	10	1965	4	13373	Y	Y	5428 96TH AVE SE
004	192405	9327	11/10/04	\$1,550,000	2340	1570	10	1981	4	16988	Y	N	6248 E MERCER WAY
004	192405	9302	8/23/05	\$1,495,000	2360	1520	10	1976	4	17424	Y	Y	5458 E MERCER WAY
004	210700	0060	11/5/04	\$1,175,000	2400	1500	10	2004	3	9840	Y	N	3734 E MERCER WAY
004	143870	0130	11/15/06	\$1,550,000	2440	1770	10	1963	5	16302	Y	N	9425 SE 54TH ST
004	032110	0200	9/27/06	\$998,000	2630	680	10	1977	3	18116	Y	N	8225 E MERCER WAY
004	073610	0175	4/26/05	\$2,805,000	2700	1970	10	1998	3	7048	Y	Y	8429 85TH AVE S
004	252400	0120	9/14/04	\$725,000	2880	0	10	1994	3	12658	N	N	4757 E MERCER WAY
004	302405	9155	3/24/06	\$2,800,000	3260	2070	10	1973	3	14600	Y	Y	9625 SE 71ST ST
004	032110	0125	3/10/06	\$973,000	3320	0	10	1984	3	23380	Y	N	8403 E MERCER WAY
004	869930	0010	8/5/05	\$945,000	3630	600	10	1999	3	13452	N	N	4702 E MERCER WAY
004	004610	0160	12/7/04	\$1,100,000	3670	1570	10	1987	4	37500	Y	N	4356 E MERCER WAY
004	302405	9201	6/27/05	\$1,449,000	3920	0	10	1991	3	12650	Y	N	7938 E MERCER WAY
004	185600	0030	9/21/05	\$1,500,000	4070	1060	10	1985	3	17860	Y	N	9725 SE 43RD ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 34**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	413190	0027	9/20/04	\$2,520,000	4290	920	10	1990	4	18000	Y	Y	4036 E MERCER WAY
004	866140	0110	12/8/04	\$830,000	1420	600	11	1998	3	18000	N	N	5340 BUTTERWORTH RD
004	755870	0036	5/16/05	\$1,650,000	1790	1440	11	1968	5	18310	Y	Y	4610 E MERCER WAY
004	192405	9265	11/2/04	\$770,000	1870	920	11	1972	4	16265	Y	N	5452 E MERCER WAY
004	192405	9034	7/25/05	\$1,850,000	2200	920	11	1973	4	17860	Y	Y	6160 E MERCER WAY
004	312405	9022	4/23/04	\$2,145,000	2420	1090	11	1995	3	13254	Y	Y	8232 AVALON DR
004	302405	9220	11/7/06	\$1,320,000	2510	1690	11	1989	3	9600	Y	N	6928 96TH AVE SE
004	413190	0061	7/19/04	\$1,090,000	2790	1230	11	1988	3	13280	Y	N	4122 100TH AVE SE
004	413190	0010	2/22/06	\$4,800,000	2791	1751	11	2001	3	12800	Y	Y	4014 E MERCER WAY
004	413190	0020	5/12/04	\$1,800,000	2850	1590	11	1984	4	18140	Y	Y	4030 E MERCER WAY
004	302405	9197	7/6/06	\$1,603,293	2870	510	11	2006	3	9800	Y	N	7904 E MERCER WAY
004	755870	0020	7/7/04	\$2,200,000	2930	1530	11	1990	3	45302	Y	Y	4624 E MERCER WAY
004	252420	0010	4/27/04	\$1,135,000	2980	1780	11	1978	5	20309	Y	N	4406 E MERCER WAY
004	192405	9148	7/8/04	\$3,550,000	3140	3130	11	2000	3	30492	Y	Y	4818 E MERCER WAY
004	302405	9075	11/13/06	\$2,480,000	3249	3082	11	2000	3	24308	Y	N	7922 E MERCER WAY
004	426000	0020	9/28/05	\$1,084,500	3320	220	11	1985	3	18760	Y	N	9565 SE 61ST PL
004	257950	0067	11/30/04	\$1,450,000	3580	804	11	1999	3	8432	Y	N	7246 E MERCER WAY
004	252420	0020	5/3/04	\$868,606	3720	1320	11	1981	4	15019	Y	N	4408 E MERCER WAY
004	302405	9222	9/20/06	\$1,110,000	3810	0	11	1990	3	8400	Y	N	6929 96TH AVE SE
004	258010	0005	5/13/04	\$1,100,000	3820	0	11	1994	3	8400	Y	N	9621 SE 71ST ST
004	413190	0060	7/1/05	\$2,850,000	4000	0	11	1989	3	11792	Y	Y	4126 100TH AVE SE
004	312405	9025	8/16/04	\$2,000,000	4020	950	11	1996	3	10678	Y	Y	8038 AVALON PL
004	302405	9192	8/22/05	\$1,915,000	4650	0	11	1998	3	22551	N	N	6631 E MERCER WAY
004	302405	9192	4/28/04	\$1,565,000	4650	0	11	1998	3	22551	N	N	6631 E MERCER WAY
004	312405	9069	10/12/06	\$1,775,000	4930	0	11	1989	3	9400	Y	Y	8005 AVALON PL
004	866140	0050	6/10/04	\$4,500,000	5526	1883	11	2000	3	25459	Y	Y	5336 BUTTERWORTH RD
004	866140	0050	10/19/04	\$4,200,000	5526	1883	11	2000	3	25459	Y	Y	5336 BUTTERWORTH RD
004	807920	0060	5/23/06	\$1,350,000	3380	960	12	1988	3	11413	Y	N	9055 SE 79TH ST
004	312405	9070	12/3/04	\$2,500,000	3380	1970	12	1990	4	12910	Y	Y	8002 AVALON PL
004	807920	0020	5/16/06	\$1,300,000	3810	90	12	1989	3	10325	Y	N	9040 SE 79TH ST
004	192405	9301	4/11/06	\$3,340,000	4240	0	12	1987	3	24394	Y	Y	6238 E MERCER WAY

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	312405	9001	10/27/06	\$4,000,000	4782	1827	12	2000	3	13144	Y	Y	8020 AVALON PL
004	984550	0040	2/10/04	\$2,360,000	5580	1020	12	2001	3	126760	N	N	4495 E MERCER WAY
004	192405	9343	8/26/05	\$2,610,000	6710	260	12	2001	3	88862	Y	N	5632 E MERCER WAY
004	755870	0030	6/23/04	\$3,800,000	5000	2390	13	1991	3	24829	Y	Y	4616 E MERCER WAY
005	531510	0667	2/3/04	\$396,050	1300	0	6	1952	3	6710	N	N	2758 72ND AVE SE
005	531510	0746	6/10/04	\$515,000	1380	0	6	1945	4	10450	N	N	2950 72ND AVE SE
005	531510	0744	9/29/05	\$685,000	1380	0	6	1976	3	12160	N	N	2956 72ND AVE SE
005	531510	0744	7/13/05	\$660,000	1380	0	6	1976	3	12160	N	N	2956 72ND AVE SE
005	531510	0716	1/25/05	\$525,000	1490	0	6	1925	5	6120	N	N	7201 SE 29TH ST
005	283770	0065	3/23/04	\$494,000	770	770	7	1953	4	8800	N	N	3622 73RD AVE SE
005	409950	1241	6/12/06	\$575,000	990	0	7	2001	3	3200	N	N	2413 70TH AVE SE
005	545900	0175	12/14/06	\$670,000	1030	530	7	1961	4	8475	N	N	3736 78TH AVE SE
005	217450	1155	3/17/06	\$708,215	1100	860	7	1948	4	6000	Y	N	3041 68TH AVE SE
005	217450	1405	8/26/05	\$655,000	1100	920	7	1948	4	6000	Y	N	2925 71ST AVE SE
005	217450	1405	6/14/04	\$556,000	1100	920	7	1948	4	6000	Y	N	2925 71ST AVE SE
005	330770	0320	7/24/06	\$512,000	1200	1200	7	1951	4	6878	N	N	2240 71ST AVE SE
005	509330	0110	6/21/06	\$676,000	1220	1220	7	1952	4	13800	N	N	2522 65TH PL SE
005	217450	4025	11/9/04	\$425,000	1280	0	7	1959	4	6000	N	N	2409 72ND AVE SE
005	531510	0675	7/25/05	\$659,000	1350	0	7	1955	3	10220	N	N	2772 72ND AVE SE
005	545880	0065	7/25/05	\$595,000	1360	410	7	1977	3	12665	N	N	7611 SE 34TH ST
005	130030	1225	2/28/06	\$825,000	1370	560	7	1953	4	9090	Y	N	3324 72ND AVE SE
005	531510	0776	7/14/06	\$842,300	1380	0	7	1950	4	14600	N	N	7244 SE 32ND ST
005	130030	1801	3/27/06	\$740,000	1380	850	7	1955	3	14025	N	N	3411 74TH AVE SE
005	130030	1801	6/3/04	\$630,000	1380	850	7	1955	3	14025	N	N	3411 74TH AVE SE
005	409950	0901	10/27/06	\$740,000	1470	200	7	1950	5	8235	N	N	6505 SE 24TH ST
005	409950	0901	7/7/05	\$610,000	1470	200	7	1950	5	8235	N	N	6505 SE 24TH ST
005	509330	0116	3/19/04	\$495,000	1490	580	7	1952	4	12300	N	N	2516 65TH PL SE
005	217450	4085	11/11/05	\$779,000	1490	0	7	1984	3	9000	N	N	2445 72ND AVE SE
005	283770	0110	10/27/04	\$559,000	1500	290	7	1954	4	5500	N	N	3627 73RD AVE SE
005	509330	1190	5/18/06	\$885,000	1590	0	7	1958	3	9000	Y	N	2815 68TH AVE SE
005	531510	0630	11/14/04	\$459,000	1620	0	7	1955	4	9100	N	N	7227 SE 27TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	509330	1135	6/2/06	\$803,000	1630	970	7	1957	4	7500	Y	N	2818 67TH AVE SE
005	531510	0345	10/5/05	\$435,000	1640	0	7	1950	4	7000	N	N	7207 SE 24TH ST
005	217450	1955	6/14/06	\$699,000	1710	0	7	1951	3	12000	N	N	2703 72ND AVE SE
005	531510	0719	8/17/04	\$580,000	1920	0	7	1952	4	6120	N	N	2910 72ND AVE SE
005	531510	0765	2/13/06	\$725,000	2030	0	7	1945	3	18000	N	N	7210 SE 32ND ST
005	217450	2130	3/16/06	\$824,000	2100	0	7	1952	5	9450	N	N	2748 70TH AVE SE
005	122404	9097	7/22/05	\$649,000	2400	0	7	1964	5	10454	N	N	3840 83RD AVE SE
005	531510	0348	11/12/04	\$540,000	2620	0	7	1952	4	11645	N	N	7215 SE 24TH ST
005	130030	2080	12/20/05	\$750,000	2660	0	7	1947	3	15240	N	N	3406 74TH AVE SE
005	545900	0400	5/20/06	\$625,000	1070	400	8	1962	4	7540	N	N	3436 79TH AVE SE
005	545880	0195	11/30/06	\$642,000	1120	0	8	1959	3	8400	N	N	3448 76TH PL SE
005	330770	0025	11/20/06	\$1,275,000	1160	630	8	1950	4	18335	Y	N	2253 66TH AVE SE
005	545880	0285	3/21/06	\$625,000	1170	550	8	1958	4	8400	N	N	3474 77TH AVE SE
005	545900	0085	2/15/06	\$614,000	1190	670	8	1964	3	8480	N	N	3731 79TH AVE SE
005	545880	0355	5/12/04	\$383,000	1200	0	8	1958	3	7300	N	N	3424 77TH PL SE
005	545900	0275	11/28/05	\$650,000	1270	600	8	1963	4	9600	N	N	3764 79TH AVE SE
005	545880	0170	6/7/04	\$579,900	1280	800	8	1962	4	15484	N	N	3620 76TH AVE SE
005	531510	0250	9/13/05	\$975,000	1320	440	8	1948	4	15722	Y	N	2224 72ND AVE SE
005	935090	0055	4/23/04	\$735,000	1320	1320	8	1962	5	10000	Y	N	6940 SE ALLEN ST
005	545880	0570	8/13/04	\$515,000	1350	850	8	1959	4	7350	N	N	3735 77TH PL SE
005	545880	0245	12/3/04	\$526,000	1360	1000	8	1959	3	7350	N	N	3427 77TH PL SE
005	545900	0350	10/27/06	\$797,000	1360	1360	8	1977	3	10080	N	N	3621 80TH AVE SE
005	545880	0635	1/26/06	\$625,000	1370	480	8	1959	3	8400	N	N	3712 77TH AVE SE
005	445830	0250	9/20/05	\$872,000	1380	1380	8	1962	4	9711	Y	N	8004 SE 36TH ST
005	130030	0830	11/10/04	\$595,000	1390	750	8	1956	4	12300	Y	N	3256 72ND PL SE
005	545900	0020	8/4/04	\$492,500	1390	1200	8	1964	4	8050	N	N	3427 79TH AVE SE
005	545880	0225	6/9/04	\$476,000	1420	600	8	1959	3	9000	N	N	7621 SE 34TH ST
005	545880	0470	9/19/06	\$680,000	1420	300	8	1959	3	13750	N	N	7603 SE 37TH PL
005	362350	0012	5/1/06	\$998,000	1420	1420	8	1959	3	13854	Y	N	3635 72ND PL SE
005	545880	0485	10/20/05	\$650,000	1420	300	8	1960	3	10260	N	N	7627 SE 37TH PL
005	545880	0350	6/10/05	\$595,000	1420	0	8	1985	3	7300	N	N	3418 77TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	130030	1314	5/26/04	\$515,000	1460	0	8	1955	3	10272	N	N	3204 72ND AVE SE
005	545880	0055	4/15/04	\$485,000	1460	810	8	1959	4	8240	N	N	7612 SE 34TH ST
005	545900	0385	9/1/04	\$525,000	1470	910	8	1962	4	9030	N	N	3458 79TH AVE SE
005	545900	0225	6/14/06	\$585,000	1470	810	8	1974	4	9600	N	N	3817 80TH AVE SE
005	217450	1210	9/27/04	\$706,000	1480	590	8	1959	5	8100	Y	N	3075 68TH AVE SE
005	531510	0856	9/23/04	\$837,400	1490	1140	8	1949	4	22177	Y	N	2936 74TH AVE SE
005	130030	2051	4/10/06	\$872,500	1490	530	8	1958	4	8400	N	N	3422 74TH AVE SE
005	935910	0650	11/2/04	\$652,000	1500	560	8	1955	3	22500	Y	N	3322 W MERCER WAY
005	545880	0255	5/24/04	\$447,000	1500	0	8	1958	3	7350	N	N	3441 77TH PL SE
005	217450	1335	1/27/04	\$695,000	1500	900	8	1958	4	9000	Y	N	2914 70TH AVE SE
005	445770	0020	4/15/06	\$859,920	1500	1500	8	1958	4	9100	Y	N	8104 SE 37TH ST
005	545900	0055	5/11/05	\$580,300	1510	900	8	1962	4	8960	N	N	3481 79TH AVE SE
005	445790	0045	2/1/06	\$687,355	1560	670	8	1958	4	11097	Y	N	3867 83RD AVE SE
005	426070	0040	1/4/06	\$828,450	1560	880	8	1998	3	6050	N	N	2749 73RD AVE SE
005	545880	0445	3/18/05	\$659,000	1570	660	8	1958	3	9600	N	N	3836 76TH AVE SE
005	935910	0125	7/19/05	\$900,000	1570	980	8	1961	3	16315	Y	N	6900 SE 33RD ST
005	445770	0120	1/13/05	\$633,500	1620	280	8	1962	4	9775	Y	N	3621 81ST AVE SE
005	217450	3945	11/10/04	\$534,250	1620	580	8	1973	3	7500	N	N	2430 71ST AVE SE
005	330770	0175	5/3/06	\$1,210,000	1630	1630	8	1951	4	14106	Y	N	2236 66TH AVE SE
005	445830	0320	1/27/04	\$540,000	1630	1420	8	1962	4	14100	Y	N	8020 SE 37TH PL
005	445810	0095	7/7/04	\$660,000	1630	1630	8	1964	4	12416	N	N	3813 82ND AVE SE
005	283770	0115	9/19/06	\$850,500	1640	760	8	1959	4	8800	N	N	3633 73RD AVE SE
005	445840	0030	12/20/06	\$810,000	1650	980	8	1972	3	10350	N	N	3719 81ST AVE SE
005	445770	0030	7/15/04	\$450,000	1700	0	8	1962	4	9000	N	N	3636 81ST AVE SE
005	935910	0180	7/21/06	\$1,070,000	1710	1710	8	1959	3	7500	Y	N	6932 SE 33RD ST
005	935910	0750	2/3/05	\$650,000	1710	0	8	1976	3	10550	Y	N	6932 SE 34TH ST
005	426070	0045	6/13/06	\$710,000	1750	0	8	1954	4	9375	N	N	2755 73RD AVE SE
005	445830	0330	7/20/06	\$665,000	1760	0	8	1968	3	12765	N	N	8030 SE 37TH PL
005	545880	0400	12/28/06	\$790,000	1770	0	8	1962	3	10200	N	N	7652 SE 40TH ST
005	545880	0400	5/14/04	\$530,000	1770	0	8	1962	3	10200	N	N	7652 SE 40TH ST
005	122404	9101	5/23/06	\$757,000	1770	0	8	1962	4	10500	N	N	3838 83RD AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	445790	0100	4/28/04	\$439,000	1790	0	8	1956	4	10000	N	N	8224 SE 38TH PL
005	130030	1345	6/15/05	\$925,000	1790	890	8	1962	4	8200	Y	N	3405 72ND PL SE
005	545880	0390	8/22/06	\$765,000	1800	0	8	1958	4	8100	N	N	3476 77TH PL SE
005	509330	0920	8/25/05	\$895,000	1810	450	8	1990	3	3946	Y	N	7008 SE 29TH ST
005	445790	0025	9/20/05	\$587,500	1870	0	8	1959	4	11097	N	N	3842 82ND AVE SE
005	130030	2350	12/7/05	\$675,000	1900	0	8	1955	4	8000	N	N	7226 SE 36TH ST
005	130030	2350	1/20/05	\$569,000	1900	0	8	1955	4	8000	N	N	7226 SE 36TH ST
005	545880	0420	6/6/05	\$698,400	1930	0	8	1958	4	9840	N	N	7616 SE 40TH ST
005	545900	0315	6/9/04	\$550,000	1940	380	8	1968	5	11305	Y	N	7901 SE 37TH ST
005	130030	0896	7/19/05	\$549,000	2070	0	8	1961	4	7200	N	N	3210 73RD AVE SE
005	283770	0045	4/14/04	\$650,000	2110	350	8	1983	3	9753	N	N	3650 73RD AVE SE
005	445830	0340	12/21/04	\$685,000	2220	0	8	1977	3	12765	N	N	8021 SE 37TH PL
005	445840	0070	5/17/05	\$1,080,000	2230	0	8	1989	5	29940	Y	N	3725 81ST AVE SE
005	445820	0030	6/5/06	\$715,000	2240	0	8	1961	4	11645	N	N	3860 80TH AVE SE
005	362350	0045	10/12/05	\$805,000	2300	0	8	1963	3	15750	N	N	3870 W MERCER WAY
005	935910	0445	5/5/04	\$1,000,000	2320	1490	8	1946	4	10000	Y	N	6847 SE 33RD ST
005	217450	2150	10/11/05	\$800,000	2330	0	8	1950	5	9450	N	N	2734 70TH AVE SE
005	130030	0740	4/5/04	\$609,000	2350	0	8	1966	4	7200	N	N	3211 74TH AVE SE
005	545900	0215	4/6/05	\$795,000	2360	780	8	1961	4	9600	N	N	3727 80TH AVE SE
005	545900	0195	5/18/05	\$730,000	2400	1440	8	1967	5	12445	N	N	7929 SE 37TH ST
005	545900	0060	8/31/04	\$625,000	2410	1180	8	1960	5	9675	N	N	3487 79TH AVE SE
005	445810	0085	4/27/06	\$818,200	2420	0	8	1963	4	11645	N	N	3836 81ST AVE SE
005	531510	0715	3/1/06	\$760,000	2500	0	8	1953	4	8220	N	N	7211 SE 29TH ST
005	545880	0080	8/17/06	\$671,000	2600	0	8	1964	3	9120	N	N	3430 76TH AVE SE
005	545900	0130	5/15/06	\$819,900	2640	0	8	1961	4	9500	N	N	7816 SE 40TH ST
005	217450	4005	7/3/04	\$720,000	2760	0	8	1998	3	6000	N	N	2402 71ST AVE SE
005	531510	0422	5/10/05	\$710,000	2820	0	8	1962	4	15698	Y	N	2414 73RD AVE SE
005	545900	0290	10/26/04	\$605,000	1220	1170	9	1963	4	9600	Y	N	3742 79TH AVE SE
005	217510	0250	1/30/04	\$719,900	1400	1280	9	1976	3	8000	Y	N	3059 70TH AVE SE
005	283770	0145	2/7/05	\$994,000	1540	1410	9	1976	4	14300	Y	N	3634 72ND PL SE
005	509330	0495	4/24/06	\$1,425,000	1540	1810	9	1997	3	12000	Y	N	2725 68TH AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	509330	0495	3/23/04	\$950,000	1540	1810	9	1997	3	12000	Y	N	2725 68TH AVE SE
005	509330	1055	8/23/05	\$1,300,000	1700	1430	9	1954	4	11200	Y	N	2815 69TH AVE SE
005	362350	0057	5/12/05	\$1,150,000	1740	1590	9	1958	3	20400	Y	N	7438 SE 40TH ST
005	445840	0010	5/16/05	\$795,000	1860	0	9	1973	4	10350	Y	N	3703 81ST AVE SE
005	445810	0045	5/10/04	\$655,000	1930	1930	9	1961	5	11985	N	N	3741 81ST AVE SE
005	217450	1390	7/10/06	\$1,870,000	2050	1870	9	2002	3	9000	Y	N	2919 71ST AVE SE
005	362350	0010	8/5/04	\$1,045,000	2060	1920	9	1966	4	11919	Y	N	3611 72ND AVE SE
005	217450	1745	12/8/04	\$840,000	2410	0	9	1998	3	7000	N	N	2947 72ND AVE SE
005	531510	0346	2/8/05	\$799,995	2515	0	9	2000	3	6700	N	N	2410 72ND AVE SE
005	130030	1840	7/15/04	\$705,500	2570	0	9	1962	3	9600	N	N	3431 74TH AVE SE
005	217450	4215	11/21/05	\$925,000	2620	500	9	1997	3	5600	Y	N	2459 65TH PL SE
005	935910	0560	9/8/04	\$859,000	2880	0	9	1965	4	8400	Y	N	6815 SE 33RD ST
005	362350	0225	4/18/06	\$693,550	2885	0	9	1974	3	8400	N	N	7406 SE 36TH ST
005	283770	0125	5/17/05	\$1,500,000	3470	2320	9	1992	3	16500	Y	N	3655 73RD AVE SE
005	445810	0060	3/19/04	\$1,229,500	3850	0	9	2003	3	11760	N	N	3718 81ST AVE SE
005	509330	1000	5/26/05	\$1,410,000	1680	1150	10	1958	4	15000	Y	N	2816 68TH AVE SE
005	362350	0105	8/12/05	\$841,950	1960	980	10	1990	3	13595	N	N	3844 W MERCER WAY
005	130030	2288	6/15/06	\$1,205,000	2060	1400	10	1996	3	16720	N	N	3206 74TH PL SE
005	217510	0220	8/18/04	\$1,685,000	2290	1750	10	2002	3	8100	Y	N	6814 SE 32ND ST
005	531510	0827	9/23/05	\$1,320,000	2450	550	10	2005	3	6570	N	N	2911 74TH AVE SE
005	217450	1721	3/21/06	\$1,160,000	2700	0	10	2005	3	7500	N	N	2931 72ND AVE SE
005	935090	0400	7/18/05	\$1,502,000	2750	1400	10	1993	3	7500	Y	N	3507 72ND AVE SE
005	935090	0400	3/27/05	\$1,388,400	2750	1400	10	1993	3	7500	Y	N	3507 72ND AVE SE
005	122404	9029	4/25/06	\$776,000	2940	0	10	1979	3	9583	N	N	3880 83RD AVE SE
005	509330	0410	6/7/06	\$1,350,000	3190	800	10	1986	3	14800	Y	N	2515 68TH AVE SE
005	509330	0410	10/31/05	\$1,137,500	3190	800	10	1986	3	14800	Y	N	2515 68TH AVE SE
005	531510	0277	4/27/05	\$1,249,000	3310	0	10	2001	3	7924	N	N	2278 72ND AVE SE
005	217510	0140	6/29/06	\$2,450,000	3520	1960	10	2003	3	11160	Y	N	3037 69TH AVE SE
005	362350	0106	8/23/05	\$1,500,000	3640	0	10	1990	3	15000	Y	N	3842 W MERCER WAY
005	122404	9074	1/21/05	\$1,495,000	4010	0	10	2004	3	11325	N	N	3702 81ST AVE SE
005	935910	0285	8/3/06	\$1,200,000	4300	0	10	1996	3	10000	Y	N	6819 SE 32ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	531510	0826	4/20/04	\$1,370,000	4500	0	10	2002	3	13230	N	N	7239 SE 29TH ST
005	935910	0385	5/1/06	\$925,000	2557	0	11	1985	4	9750	Y	N	3230 W MERCER WAY
005	935910	0380	6/23/04	\$910,000	2900	800	11	1985	3	10800	Y	N	3220 W MERCER WAY
005	330770	0260	11/28/05	\$1,461,525	2920	845	11	2005	3	7235	N	N	2237 71ST AVE SE
005	330770	0210	5/10/06	\$1,620,000	3020	730	11	2005	3	7253	Y	N	2244 70TH AVE SE
005	531510	0432	8/25/05	\$1,455,000	3470	1100	11	2003	3	10960	N	N	7235 SE 24TH ST
005	409950	1335	7/1/04	\$1,635,000	3510	880	11	2001	3	11200	N	N	2423 71ST AVE SE
005	217510	0055	12/7/04	\$1,574,000	4160	775	11	2000	3	16200	Y	N	3038 68TH AVE SE
005	531510	0407	11/17/05	\$1,650,000	4160	0	11	2005	3	12596	N	N	2435 74TH AVE SE
005	409950	1035	6/20/05	\$1,740,000	4500	0	11	2004	3	12000	Y	N	2402 66TH AVE SE
005	130030	1810	5/24/04	\$1,645,000	4570	0	11	2004	3	16650	N	N	3417 74TH AVE SE
005	362350	0030	6/22/05	\$1,530,000	5095	685	11	1999	3	10696	N	N	3698 72ND PL SE
005	531510	0251	2/15/06	\$2,196,000	3260	1080	12	2004	3	9801	Y	N	2226 72ND AVE SE
006	157410	0045	3/23/04	\$385,000	1020	820	7	1968	4	6818	N	N	6001 W MERCER WAY
006	294890	0403	5/30/06	\$970,000	1660	800	7	1955	3	11787	N	N	7735 SE 58TH ST
006	335850	0429	4/3/06	\$2,734,000	2670	0	7	1918	4	33070	Y	Y	8233 W MERCER WAY
006	409710	0025	9/14/06	\$3,335,000	1380	1170	8	1949	3	19890	Y	Y	6315 77TH AVE SE
006	362350	0306	12/7/05	\$690,000	1440	0	8	1977	3	10338	Y	N	3807 W MERCER WAY
006	192405	9205	9/27/06	\$825,000	1610	990	8	1959	4	15681	N	N	5006 84TH AVE SE
006	548270	0115	12/8/06	\$1,050,000	2060	1500	8	1977	3	15450	Y	N	4455 W MERCER WAY
006	936570	0341	9/28/05	\$800,000	2120	400	8	1979	4	15259	Y	N	4320 FOREST AVE SE
006	407600	0040	8/29/05	\$949,000	2130	680	8	1982	3	20300	N	N	5047 84TH AVE SE
006	141030	0095	6/1/06	\$782,000	2290	0	8	1964	3	9100	N	N	5245 W MERCER WAY
006	294890	0027	4/20/05	\$1,395,000	2620	0	8	1955	5	21300	Y	N	5327 W MERCER WAY
006	362350	0205	6/21/06	\$1,100,000	1650	1650	9	1951	3	11050	N	N	4146 BOULEVARD PL
006	926980	0040	5/11/05	\$871,500	1650	1220	9	1973	3	22476	N	N	5200 W MERCER PL
006	936570	0163	12/10/04	\$565,000	1840	290	9	1975	3	26460	Y	N	4207 W MERCER WAY
006	404500	0120	5/19/06	\$925,000	1910	800	9	1990	3	8100	Y	N	4702 FOREST AVE SE
006	113700	0100	3/10/05	\$1,745,000	2110	1300	9	2001	3	17725	Y	N	10 BROOK BAY RD
006	252404	9189	2/2/06	\$1,325,000	2123	1360	9	1960	5	15550	Y	N	7435 W MERCER WAY
006	257730	0030	1/20/04	\$925,000	2240	1160	9	1988	3	19200	Y	N	4805 84TH AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	252404	9085	3/3/06	\$1,100,000	2320	1500	9	1972	3	15900	N	N	7245 W MERCER WAY
006	252404	9257	3/20/05	\$1,245,000	2380	1800	9	1974	3	16940	Y	N	6415 W MERCER WAY
006	545130	0035	6/23/04	\$1,075,980	2410	900	9	1986	3	17000	Y	N	7705 W MERCER WAY
006	404510	0180	7/29/05	\$975,000	2520	1380	9	1963	4	14700	Y	N	4710 81ST AVE SE
006	157410	0465	7/5/04	\$769,000	2520	0	9	1989	3	6240	N	N	8018 SE 58TH ST
006	252404	9105	12/9/05	\$1,025,000	2760	1110	9	1976	5	16427	N	N	7260 HOLLY HILL DR
006	252404	9023	5/25/04	\$939,000	2890	0	9	1968	4	13939	N	N	6711 W MERCER WAY
006	141030	0080	8/29/06	\$820,000	2970	0	9	1974	3	14934	N	N	5227 W MERCER WAY
006	141030	0080	8/9/04	\$674,500	2970	0	9	1974	3	14934	N	N	5227 W MERCER WAY
006	157410	0345	6/2/04	\$675,000	3080	0	9	1981	3	6240	N	N	8015 SE 58TH ST
006	279800	0040	6/2/06	\$1,747,000	4180	0	9	2005	3	16089	N	N	5055 W MERCER WAY
006	936570	0343	6/25/04	\$3,100,000	1490	1490	10	1973	3	20354	Y	Y	4325 FOREST AVE SE
006	113700	0010	2/9/04	\$1,210,000	1580	1580	10	1973	4	15650	Y	N	1 BROOK BAY RD
006	252404	9251	3/26/04	\$1,370,000	1930	1760	10	1998	3	16667	Y	N	6751 W MERCER WAY
006	536800	0040	7/24/04	\$1,175,000	1980	1310	10	1991	3	15864	Y	N	7530 SE 71ST ST
006	404510	0115	11/22/04	\$1,375,000	2110	1690	10	1991	3	14534	Y	N	4681 W MERCER WAY
006	404500	0080	7/13/05	\$2,120,000	2170	1380	10	1977	3	15927	Y	Y	4649 FOREST AVE SE
006	141030	0034	6/4/04	\$745,000	2230	510	10	1977	3	23300	N	N	5220 82ND AVE SE
006	933270	0060	7/26/04	\$1,200,000	2330	1900	10	1982	3	15803	Y	N	4891 FOREST AVE SE
006	409480	0140	6/20/06	\$1,800,000	2350	1690	10	1967	4	19418	Y	N	7835 SE 62ND ST
006	936570	0310	7/27/04	\$660,000	2540	0	10	1989	3	14896	N	N	4323 W MERCER WAY
006	409710	0076	7/3/06	\$1,800,000	2640	1400	10	1975	3	18900	Y	N	6027 77TH AVE SE
006	401690	0010	11/4/04	\$880,000	2820	430	10	1966	4	20474	N	N	7217 W MERCER WAY
006	252404	9215	8/11/04	\$1,065,000	2820	910	10	1986	3	17000	Y	N	7431 W MERCER WAY
006	257490	0195	6/22/05	\$2,925,000	2830	0	10	1948	4	22629	Y	Y	4827 FOREST AVE SE
006	252404	9301	6/8/04	\$1,388,000	3080	0	10	1991	3	15001	Y	N	7230 W RIDGE RD
006	113700	0180	5/24/06	\$2,250,000	3100	1200	10	1977	5	18262	Y	N	18 BROOK BAY RD
006	252404	9214	11/8/06	\$1,250,000	3120	410	10	1966	3	23200	N	N	7225 W MERCER WAY
006	252404	9214	9/29/04	\$950,000	3120	410	10	1966	3	23200	N	N	7225 W MERCER WAY
006	894422	0020	5/5/05	\$1,580,000	3145	1290	10	1986	3	12801	Y	N	7361 W MERCER WAY
006	409480	0260	8/4/05	\$1,497,500	3160	1200	10	1965	3	20668	Y	N	6065 78TH AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	294890	0086	4/30/04	\$1,150,000	3180	750	10	1991	3	16025	Y	N	5617 W MERCER WAY
006	536800	0070	7/13/04	\$1,321,000	3220	1500	10	1974	4	14420	Y	N	7560 SE 71ST ST
006	294890	0085	8/14/06	\$1,025,000	3380	0	10	1992	3	15225	N	N	5619 W MERCER WAY
006	225100	0040	7/24/06	\$1,625,000	3510	1560	10	1979	4	19071	Y	N	4 EDEN LN W
006	252404	9124	8/2/06	\$1,000,000	3580	0	10	1976	3	16572	N	N	7266 HOLLY HILL DR
006	548270	0120	8/13/04	\$1,075,000	3680	0	10	1988	3	21460	Y	N	4465 W MERCER WAY
006	252404	9219	9/22/04	\$1,439,500	3720	0	10	1988	3	13547	Y	N	7421 W MERCER WAY
006	770010	0091	7/7/04	\$1,937,700	3810	420	10	1989	3	24950	Y	N	8035 SE 45TH ST
006	776700	0080	12/6/06	\$3,852,000	4080	0	10	1977	5	32214	Y	Y	3825 W MERCER WAY
006	805700	0011	3/4/05	\$1,497,500	4910	0	10	1985	4	19851	N	N	8150 EVERGREEN LN
006	615600	0060	9/20/05	\$1,175,000	2270	1190	11	1973	4	12069	Y	N	7955 NORTHBROOK LN
006	814330	0010	6/14/04	\$3,500,000	2710	1840	11	1972	3	16893	Y	Y	5403 W MERCER WAY
006	545130	0038	9/11/06	\$1,698,000	2890	650	11	1986	3	18725	Y	Y	7703 W MERCER WAY
006	225100	0070	6/13/05	\$2,825,000	3080	1620	11	2000	3	17916	Y	Y	7 EDEN LN W
006	933270	0020	3/6/05	\$1,487,500	3290	920	11	1996	3	12428	N	N	8392 SE 50TH PL
006	335850	0350	3/27/06	\$1,107,000	3320	460	11	1991	3	21134	Y	N	8145 W MERCER WAY
006	252404	9276	4/27/04	\$2,800,000	3330	490	11	1977	4	18257	Y	Y	14 MEADOW LN
006	615600	0050	4/20/04	\$1,865,000	3420	0	11	1973	5	20005	Y	N	7901 NORTHBROOK LN
006	933270	0070	11/27/06	\$1,816,000	3640	1270	11	1982	5	15421	Y	N	4889 FOREST AVE SE
006	335850	0485	6/17/04	\$2,615,000	3640	1560	11	1987	5	19480	Y	Y	8279 W MERCER WAY
006	936570	0305	3/30/04	\$810,000	3760	0	11	1982	3	14800	N	N	4313 W MERCER WAY
006	335850	0154	9/29/05	\$3,378,000	3920	1160	11	2002	3	23001	Y	Y	8055 W MERCER WAY
006	132404	9020	4/4/06	\$2,450,000	4040	2040	11	1999	3	18430	Y	N	4612 FOREST AVE SE
006	192405	9216	5/19/06	\$2,290,000	4040	1760	11	2002	3	16552	N	N	5016 84TH AVE SE
006	335850	0475	7/28/06	\$2,500,000	4480	1000	11	2004	3	20553	Y	N	8241 W MERCER WAY
006	335850	0475	2/2/05	\$2,300,000	4480	1000	11	2004	3	20553	Y	N	8241 W MERCER WAY
006	770010	0120	5/5/04	\$2,275,000	5300	680	11	1998	3	26483	Y	N	4545 W MERCER WAY
006	936570	0342	5/10/05	\$3,450,000	5470	0	11	1990	3	21926	Y	Y	4305 FOREST AVE SE
006	770010	0195	7/11/06	\$2,000,000	2160	940	12	1998	3	7480	Y	N	4519 FOREST AVE SE
006	294890	0011	5/20/04	\$1,750,000	3600	1950	12	1981	3	16740	Y	N	5329 W MERCER WAY
006	113700	0040	3/6/06	\$2,250,000	3740	2000	12	1980	5	23249	Y	N	4 BROOK BAY RD

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**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	404500	0090	10/12/06	\$4,700,000	4700	2390	12	1999	3	14141	Y	Y	4639 FOREST AVE SE
006	335850	0470	3/28/06	\$6,200,000	7500	1660	12	2005	3	30058	Y	Y	8245 W MERCER WAY
007	362350	0126	6/19/06	\$675,000	1280	640	7	1950	4	14630	N	N	7655 SE 40TH ST
007	362350	0117	11/21/05	\$700,000	1360	0	7	1953	4	9063	Y	N	7529 SE 40TH ST
007	936570	0030	10/25/04	\$530,000	1450	930	7	1955	4	10332	N	N	4030 82ND AVE SE
007	759810	0592	4/20/05	\$664,400	1530	710	7	1961	4	9600	Y	N	8403 SE 46TH ST
007	936570	0020	10/1/06	\$760,000	1640	1640	7	1959	4	10200	N	N	4033 83RD AVE SE
007	759810	0780	10/23/06	\$725,000	1860	1300	7	1972	5	13300	N	N	8271 MERRIMOUNT DR
007	435130	0735	6/18/06	\$686,950	1900	0	7	1959	3	12000	N	N	5060 88TH AVE SE
007	936570	0080	3/18/04	\$423,000	2040	0	7	1951	4	15056	N	N	8321 SE 41ST ST
007	873230	0020	6/8/05	\$700,000	1210	630	8	1962	4	10400	N	N	7105 82ND AVE SE
007	192280	0420	11/28/05	\$626,000	1310	770	8	1977	3	11582	Y	N	6108 W MERCER WAY
007	252404	9094	4/27/04	\$607,000	1350	730	8	1955	5	9700	N	N	7224 78TH AVE SE
007	132404	9001	3/14/05	\$625,000	1350	580	8	1976	3	12196	N	N	4005 80TH AVE SE
007	019110	0535	6/28/04	\$465,000	1360	480	8	1951	3	10125	N	N	4640 86TH AVE SE
007	545280	0605	8/9/04	\$540,000	1430	490	8	1975	4	11554	N	N	6510 W MERCER WAY
007	545280	0690	4/5/05	\$639,000	1430	510	8	1975	3	14023	N	N	6536 80TH AVE SE
007	759810	0512	11/17/05	\$665,000	1450	650	8	1958	4	9630	N	N	1 WEMBLEY LN
007	545120	0730	6/6/05	\$765,000	1460	890	8	1970	4	9840	N	N	7495 85TH AVE SE
007	101300	0020	8/23/04	\$490,000	1540	570	8	1977	4	9700	N	N	4244 83RD AVE SE
007	546360	0080	8/21/06	\$949,000	1590	800	8	1963	4	15716	Y	N	4859 86TH AVE SE
007	545120	0690	5/17/05	\$680,000	1590	970	8	1972	3	10800	N	N	7387 85TH AVE SE
007	873230	0460	2/3/06	\$889,000	1600	1320	8	1962	4	9383	Y	N	7844 SE 71ST ST
007	545121	0230	5/12/05	\$760,000	1600	800	8	1972	4	10710	N	N	7500 86TH AVE SE
007	321090	0050	9/15/05	\$903,500	1610	1610	8	1967	4	15394	N	N	8303 WOODBROOK LN
007	545120	0150	11/7/05	\$805,000	1610	1300	8	1968	4	10920	N	N	7580 86TH AVE SE
007	545120	0150	7/12/05	\$780,000	1610	1300	8	1968	4	10920	N	N	7580 86TH AVE SE
007	915970	0065	6/8/05	\$660,000	1610	0	8	1968	3	12115	N	N	8026 SE 72ND ST
007	545280	0715	9/1/06	\$850,000	1610	1200	8	1974	3	13556	N	N	6720 80TH AVE SE
007	545280	0715	7/23/04	\$650,000	1610	1200	8	1974	3	13556	N	N	6720 80TH AVE SE
007	545280	0695	9/19/06	\$899,450	1610	900	8	1974	4	13995	N	N	6542 80TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 34**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	545280	0620	2/24/05	\$691,000	1610	800	8	1975	4	13112	N	N	6540 W MERCER WAY
007	915970	0080	3/25/05	\$660,000	1620	1520	8	1962	4	13278	N	N	8056 SE 72ND ST
007	545360	0080	10/12/04	\$710,000	1630	1630	8	1968	4	9603	N	N	7515 78TH AVE SE
007	545120	0470	6/24/05	\$727,000	1640	0	8	1968	4	7350	N	N	8650 SE 75TH PL
007	545280	0535	3/1/06	\$829,000	1640	830	8	1977	4	15300	N	N	6570 81ST AVE SE
007	545120	0240	8/24/04	\$650,000	1660	1000	8	1968	5	13440	N	N	8491 SE 76TH PL
007	873230	0410	9/13/04	\$587,500	1670	830	8	1973	4	10472	N	N	7051 81ST AVE SE
007	362350	0197	4/15/05	\$599,500	1680	0	8	1966	4	10000	N	N	4105 80TH AVE SE
007	283600	0020	5/10/06	\$700,000	1680	330	8	1974	4	9760	N	N	7811 SE 71ST ST
007	759810	0682	11/1/04	\$570,000	1680	960	8	1977	4	11250	N	N	8445 SE 45TH ST
007	545280	0525	2/7/06	\$740,000	1700	830	8	1977	4	15300	N	N	6700 81ST AVE SE
007	545120	0140	10/6/04	\$704,250	1720	590	8	1968	4	10920	N	N	7687 85TH PL SE
007	283710	0020	12/1/05	\$1,267,500	1720	1720	8	2004	3	8800	Y	N	7633 SE 41ST ST
007	545360	0220	9/29/04	\$610,000	1730	810	8	1963	4	11970	N	N	7319 MERCER TERRACE DR
007	545121	0180	12/6/06	\$760,000	1730	970	8	1972	4	9180	N	N	7550 86TH AVE SE
007	800210	0005	4/3/06	\$700,000	1740	1300	8	1962	4	11847	N	N	4110 78TH AVE SE
007	362920	0170	12/15/04	\$663,930	1740	330	8	1972	4	8250	N	N	8535 SE 79TH PL
007	545121	0240	8/23/05	\$795,000	1760	1030	8	1973	4	12420	N	N	7430 87TH PL SE
007	915970	0010	2/15/05	\$775,000	1770	730	8	1955	3	14753	Y	N	7632 SE 72ND ST
007	545110	0090	12/7/05	\$745,000	1810	0	8	1966	4	13328	N	N	7141 86TH AVE SE
007	873230	0040	7/13/04	\$559,000	1840	0	8	1961	4	9265	N	N	8209 SE 71ST ST
007	362350	0134	11/22/04	\$569,900	1860	740	8	1951	5	10640	N	N	7615 SE 40TH ST
007	283710	0065	1/20/06	\$580,000	1890	0	8	1953	3	9040	Y	N	4080 W MERCER WAY
007	435130	0675	5/20/05	\$687,000	1900	1200	8	1960	4	10000	N	N	4824 88TH AVE SE
007	545110	0390	11/15/04	\$665,000	1900	0	8	1967	4	13200	N	N	8571 SE 72ND ST
007	545110	0010	12/6/05	\$620,000	1920	0	8	1966	4	11564	N	N	8401 SE 71ST ST
007	545280	0070	10/11/05	\$1,276,750	1920	1300	8	2002	3	10340	Y	N	6735 84TH AVE SE
007	545120	0550	7/18/06	\$812,500	1950	0	8	1970	4	10800	N	N	7410 85TH AVE SE
007	362650	0030	12/8/04	\$787,500	1950	0	8	2004	3	14085	N	N	4124 83RD AVE SE
007	362920	0320	5/10/05	\$735,000	1960	0	8	1972	4	11400	N	N	7802 85TH PL SE
007	362920	0320	3/8/04	\$577,000	1960	0	8	1972	4	11400	N	N	7802 85TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	545280	0785	3/20/06	\$790,000	1960	0	8	1974	3	13200	N	N	6731 81ST AVE SE
007	321090	0060	5/8/06	\$940,000	1990	1060	8	1967	4	11440	N	N	8333 WOODBROOK LN
007	873230	0170	11/9/05	\$880,000	2050	2050	8	1962	3	9680	N	N	6851 83RD AVE SE
007	362650	0010	8/11/05	\$598,000	2080	0	8	1957	4	14085	N	N	4113 84TH AVE SE
007	545120	0530	8/10/05	\$775,000	2110	0	8	1972	3	16500	N	N	7490 85TH AVE SE
007	252404	9258	5/23/05	\$795,500	2120	0	8	1973	4	17124	N	N	7719 RIDGECREST LN
007	545120	0820	11/20/06	\$759,000	2180	0	8	1972	4	10800	N	N	7360 85TH PL SE
007	545120	0740	12/8/04	\$675,000	2210	0	8	1970	5	9600	N	N	7515 85TH AVE SE
007	362650	0050	4/18/05	\$520,000	2220	0	8	1955	3	13964	N	N	4215 ISLAND CREST WAY
007	545121	0350	8/31/04	\$557,500	2260	0	8	1972	3	9900	N	N	7250 87TH AVE SE
007	188900	0050	4/25/05	\$727,500	2260	0	8	2002	3	10200	N	N	8460 SE 47TH ST
007	545121	0340	5/18/05	\$675,000	2280	0	8	1972	3	9900	N	N	7240 87TH AVE SE
007	545110	0450	5/24/04	\$730,000	2400	0	8	2002	3	9394	N	N	8621 SE 71ST ST
007	915970	0030	2/2/04	\$450,000	2410	0	8	1955	4	14753	N	N	7814 SE 72ND ST
007	101300	0050	2/23/04	\$600,000	2480	0	8	1960	5	26624	N	N	4233 83RD AVE SE
007	545110	0430	4/14/05	\$791,000	2570	0	8	1967	3	13216	N	N	7150 86TH AVE SE
007	936570	0039	10/24/06	\$865,000	2590	0	8	1975	4	10332	N	N	4040 82ND AVE SE
007	545280	0650	6/15/06	\$835,000	2670	0	8	1973	3	13600	N	N	6541 80TH AVE SE
007	759810	0591	8/26/04	\$587,500	2810	0	8	1963	5	9600	N	N	8411 SE 46TH ST
007	545110	0300	6/11/04	\$904,000	2840	0	8	2000	3	6600	N	N	8506 SE 72ND ST
007	548270	0046	4/14/05	\$839,000	2920	500	8	1979	3	18290	Y	N	8241 MERRIMOUNT DR
007	545110	0060	7/13/06	\$900,000	2960	0	8	1966	5	11115	N	N	8501 SE 71ST ST
007	545110	0060	9/14/04	\$700,000	2960	0	8	1966	5	11115	N	N	8501 SE 71ST ST
007	545110	0350	2/25/05	\$794,000	3350	0	8	1967	4	12840	N	N	8515 SE 72ND ST
007	545110	0190	6/29/05	\$960,000	3660	0	8	1968	3	13531	N	N	8410 SE 72ND PL
007	915970	0060	6/20/05	\$792,000	3780	0	8	1963	3	14015	N	N	8020 SE 72ND ST
007	545110	0230	10/4/05	\$757,000	3850	0	8	1967	3	9810	N	N	8421 SE 72ND PL
007	362350	0195	4/14/05	\$824,500	1460	1440	9	1967	4	10000	N	N	4030 79TH AVE SE
007	873230	0370	8/19/05	\$892,000	1500	1060	9	1963	4	11280	N	N	7056 80TH AVE SE
007	546360	0100	5/13/04	\$595,000	1500	690	9	1966	3	12200	N	N	4850 86TH AVE SE
007	362290	0020	12/16/04	\$1,050,000	1500	1100	9	2003	3	12450	N	N	5851 84TH AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	545120	0220	2/28/05	\$691,000	1540	690	9	1972	3	10800	N	N	7634 85TH PL SE
007	132404	9036	10/13/05	\$760,000	1570	740	9	1965	4	11250	N	N	7831 SE 40TH ST
007	056550	0119	8/18/06	\$883,000	1600	1330	9	1962	5	13316	N	N	7005 80TH AVE SE
007	056550	0119	9/13/04	\$720,000	1600	1330	9	1962	5	13316	N	N	7005 80TH AVE SE
007	056550	0120	10/1/04	\$940,000	1620	1500	9	1963	4	15555	N	N	7015 80TH AVE SE
007	283600	0080	10/2/06	\$900,000	1630	1160	9	1977	4	9800	N	N	8001 SE 71ST ST
007	141030	0105	1/21/04	\$565,000	1710	500	9	1960	3	21658	N	N	5252 W MERCER WAY
007	545360	0150	10/1/04	\$865,000	1740	1740	9	1963	5	12395	N	N	7444 MERCER TERRACE DR
007	056550	0005	7/9/04	\$666,000	1750	1500	9	1961	4	21584	Y	N	7790 SE 70TH ST
007	865160	0120	6/14/05	\$863,000	1750	500	9	1970	4	9592	N	N	6040 86TH AVE SE
007	664872	0080	7/26/05	\$695,000	1760	390	9	1977	3	9794	N	N	8621 SE 60TH ST
007	192280	0410	10/10/06	\$892,000	1790	1550	9	1973	4	14256	Y	N	6112 W MERCER WAY
007	546370	0140	8/13/04	\$585,000	1790	640	9	1978	4	11159	N	N	8706 SE 50TH ST
007	362650	0095	4/6/05	\$887,000	1790	880	9	1997	3	17584	N	N	4226 W MERCER WAY
007	545420	0190	7/21/06	\$860,000	1840	1250	9	1961	4	14222	N	N	6228 83RD PL SE
007	252404	9217	4/14/06	\$900,000	1840	1700	9	1964	4	15001	Y	N	7002 78TH AVE SE
007	545360	0280	8/17/04	\$647,000	1840	1280	9	1965	3	15118	N	N	7409 MERCER TERRACE DR
007	252404	9051	6/8/06	\$1,250,000	1860	1750	9	1955	5	22927	Y	N	7036 W MERCER WAY
007	545360	0190	11/10/05	\$701,800	1860	910	9	1963	4	12372	N	N	7330 MERCER TERRACE DR
007	252404	9173	11/29/05	\$1,105,000	1900	1900	9	1960	3	17378	N	N	7264 W MERCER WAY
007	056550	0050	4/7/04	\$1,315,000	1900	1500	9	1969	5	19055	Y	N	6720 W MERCER WAY
007	545370	0070	9/6/06	\$821,500	1940	450	9	1966	4	10244	N	N	7842 SE 75TH PL
007	362550	0110	6/21/06	\$1,063,000	1950	1030	9	1972	4	11900	N	N	8570 SE 82ND ST
007	546360	0120	9/27/04	\$613,000	1990	1390	9	1974	4	14630	N	N	4830 86TH AVE SE
007	545420	0170	9/8/06	\$855,000	2050	490	9	1962	4	10439	N	N	6212 83RD PL SE
007	331750	0070	4/24/06	\$1,060,000	2110	1070	9	1963	4	8393	Y	N	4739 86TH AVE SE
007	545420	0210	7/8/04	\$987,500	2110	1020	9	1964	5	11781	Y	N	6227 83RD PL SE
007	192280	0320	4/19/04	\$634,900	2110	0	9	1972	4	10750	N	N	6105 84TH AVE SE
007	545122	0140	10/5/06	\$778,000	2120	0	9	1973	3	9800	N	N	8620 SE 78TH ST
007	545122	0140	4/15/05	\$709,000	2120	0	9	1973	3	9800	N	N	8620 SE 78TH ST
007	545360	0260	9/18/06	\$1,031,637	2160	2160	9	1968	3	15530	N	N	7373 MERCER TERRACE DR

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	545370	0030	10/12/04	\$670,000	2170	0	9	1965	5	11160	N	N	7810 SE 75TH PL
007	926640	0050	8/16/04	\$910,000	2170	1440	9	1978	4	15468	N	N	7450 W MERCER WAY
007	545420	0270	10/25/06	\$979,000	2180	0	9	1963	5	9660	N	N	8304 SE 62ND ST
007	192280	0340	9/12/06	\$837,000	2180	0	9	1969	4	9805	N	N	6121 84TH AVE SE
007	731490	0030	5/11/04	\$1,100,000	2200	1200	9	1968	4	17474	Y	N	7642 RIDGECREST LN
007	545370	0090	12/1/04	\$715,000	2210	0	9	1967	5	9621	N	N	7845 SE 75TH PL
007	666920	0050	4/3/06	\$884,500	2210	0	9	1968	5	7200	N	N	8240 SE 65TH ST
007	666920	0050	3/23/05	\$781,000	2210	0	9	1968	5	7200	N	N	8240 SE 65TH ST
007	056550	0080	5/12/05	\$875,000	2220	0	9	1958	4	20179	N	N	6743 80TH AVE SE
007	873230	0470	6/5/06	\$1,160,000	2240	2090	9	1965	5	9369	Y	N	7836 SE 71ST ST
007	915970	0006	5/3/05	\$940,000	2250	1130	9	1972	4	14962	Y	N	7060 W MERCER WAY
007	246900	0110	12/10/04	\$650,000	2260	0	9	1962	4	12150	N	N	8428 SE 63RD ST
007	362650	0086	2/9/05	\$1,450,000	2260	1650	9	2004	3	15015	N	N	4131 83RD AVE SE
007	545120	0170	7/1/06	\$869,000	2280	0	9	1973	4	12000	N	N	7755 85TH PL SE
007	545120	0170	11/4/04	\$723,000	2280	0	9	1973	4	12000	N	N	7755 85TH PL SE
007	545430	0110	5/3/05	\$874,000	2290	0	9	1965	4	12320	N	N	8631 SE 63RD ST
007	545420	0330	10/11/04	\$1,185,000	2300	1610	9	1962	5	14998	Y	N	6207 82ND AVE SE
007	545280	0805	3/20/05	\$791,500	2300	0	9	1974	4	14250	N	N	6551 81ST AVE SE
007	926640	0110	3/15/05	\$1,010,000	2300	1240	9	1978	4	15660	Y	N	7442 W MERCER WAY
007	302405	9134	8/25/05	\$875,000	2340	0	9	1966	4	10600	N	N	8408 SE 80TH ST
007	192280	0260	8/8/06	\$880,000	2340	0	9	1972	3	13062	N	N	8301 SE 61ST ST
007	252404	9235	6/8/05	\$950,000	2370	0	9	1965	4	16789	N	N	7340 W MERCER WAY
007	865160	0080	6/8/04	\$639,500	2380	0	9	1971	4	9000	N	N	6000 86TH AVE SE
007	545122	0160	5/4/06	\$835,900	2400	0	9	1973	5	9800	N	N	8602 SE 78TH ST
007	666920	0510	3/9/04	\$1,165,000	2454	1050	9	1968	4	16975	Y	N	6511 82ND AVE SE
007	545400	0120	5/19/04	\$850,000	2520	330	9	2000	3	7128	Y	N	7640 SE 72ND PL
007	545430	0040	3/15/06	\$817,000	2530	0	9	1966	4	11352	N	N	8632 SE 63RD ST
007	666920	0220	1/20/06	\$1,080,000	2550	0	9	1983	3	12399	Y	N	6511 83RD PL SE
007	252404	9167	9/23/04	\$1,430,000	2560	880	9	1960	4	41915	N	N	7603 SE 76TH ST
007	545400	0020	6/14/05	\$795,000	2590	900	9	1966	5	9477	N	N	7209 76TH AVE SE
007	759810	0490	1/23/06	\$1,234,365	2600	1070	9	1964	5	15424	Y	N	8415 SE 47TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	252404	9236	2/19/04	\$810,900	2640	0	9	1966	4	17278	N	N	7350 W MERCER WAY
007	188900	0020	2/10/05	\$701,000	2680	0	9	1964	3	10395	N	N	8442 SE 47TH ST
007	927080	0060	4/23/04	\$719,000	2720	0	9	1976	4	9488	N	N	7825 SE 73RD PL
007	418840	0290	7/25/05	\$840,000	2830	0	9	1971	4	10455	N	N	5308 LANSDOWNE LN
007	192280	0060	10/5/05	\$935,000	2890	0	9	1971	4	10135	N	N	8330 SE 61ST ST
007	362560	0150	4/13/06	\$1,298,000	2930	600	9	1966	4	10000	N	N	8410 SE 82ND ST
007	545122	0090	3/16/05	\$805,000	2940	0	9	1973	4	10200	N	N	8609 SE 78TH ST
007	445880	0050	5/8/06	\$974,000	2950	0	9	1973	4	11865	N	N	5 LEWIS LN
007	545122	0110	6/17/04	\$810,000	2960	0	9	1973	5	10200	N	N	8623 SE 78TH ST
007	252404	9071	8/30/05	\$750,000	2960	700	9	1975	3	13282	N	N	7810 SE 76TH ST
007	362291	0010	9/9/05	\$876,000	2970	0	9	1973	3	13849	N	N	5605 84TH AVE SE
007	192405	9275	4/18/05	\$986,000	2990	0	9	1967	4	17300	N	N	6229 PARKSIDE LN
007	362550	0200	4/18/05	\$902,000	3100	0	9	1965	4	11877	N	N	8510 SE 82ND ST
007	192405	9090	6/16/05	\$916,000	3200	0	9	1999	3	14620	N	N	6211 ISLAND CREST WAY
007	927080	0040	9/1/05	\$1,019,000	3380	0	9	1975	5	11952	N	N	7827 SE 73RD PL
007	252404	9233	10/25/06	\$1,170,000	3390	0	9	1965	5	16789	Y	N	7330 W MERCER WAY
007	545370	0100	8/8/06	\$942,500	3490	0	9	1967	4	10236	N	N	7835 SE 75TH PL
007	362550	0230	8/24/05	\$905,000	3530	0	9	1965	4	10500	N	N	8540 SE 82ND ST
007	362290	0070	9/13/06	\$1,870,000	5090	1370	9	1997	3	18084	Y	N	8240 SE 59TH ST
007	414720	0020	11/2/05	\$727,000	1700	1010	10	1976	5	13848	N	N	6240 W MERCER WAY
007	362570	0150	5/9/05	\$1,050,000	1940	1490	10	1969	4	13480	Y	N	8455 SE 83RD ST
007	926640	0020	5/7/04	\$945,000	2050	1220	10	1977	3	16376	Y	N	7440 W MERCER WAY
007	331750	0120	11/20/06	\$850,000	2060	0	10	1968	3	9625	N	N	8430 SE 47TH PL
007	666920	0500	10/11/04	\$976,000	2170	2110	10	1971	3	16975	Y	N	6521 82ND AVE SE
007	192405	9316	5/1/05	\$850,000	2260	1820	10	1978	3	38720	N	N	5022 W MERCER WAY
007	362310	0070	11/16/05	\$999,018	2280	1320	10	1970	4	9675	Y	N	8751 ISLAND CREST WAY
007	362650	0088	6/15/05	\$1,495,000	2330	1520	10	2005	3	15512	N	N	4121 83RD AVE SE
007	545401	0110	7/22/05	\$853,000	2350	0	10	2001	3	7026	N	N	8467 SE 69TH PL
007	545401	0080	5/23/05	\$850,000	2350	0	10	2002	3	5316	N	N	8449 SE 69TH PL
007	545401	0010	10/10/06	\$950,000	2350	0	10	2003	3	5386	N	N	8401 SE 69TH PL
007	545401	0010	4/11/05	\$870,000	2350	0	10	2003	3	5386	N	N	8401 SE 69TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	545401	0040	6/5/06	\$938,000	2390	0	10	2001	3	7042	N	N	8419 SE 69TH PL
007	545401	0150	10/7/05	\$884,950	2400	0	10	2001	3	5253	N	N	8470 SE 69TH PL
007	545401	0150	3/31/04	\$850,000	2400	0	10	2001	3	5253	N	N	8470 SE 69TH PL
007	362560	0170	7/6/04	\$900,000	2460	560	10	1966	4	12523	N	N	8040 84TH AVE SE
007	414167	0110	9/9/05	\$933,500	2470	880	10	1989	3	12506	Y	N	8146 W MERCER WAY
007	545130	0105	10/14/05	\$1,000,000	2560	910	10	1988	3	12076	Y	N	7800 W MERCER WAY
007	252404	9133	6/7/06	\$1,610,000	2620	1570	10	1958	5	32193	N	N	7655 79TH AVE SE
007	192405	9007	3/16/05	\$825,000	2690	0	10	1962	3	24750	N	N	4848 W MERCER WAY
007	414720	0090	8/1/05	\$755,000	2740	0	10	1985	3	14106	N	N	6190 W MERCER WAY
007	889450	0060	12/20/06	\$1,175,000	2810	700	10	1972	4	18975	N	N	8701 SE 52ND PL
007	445880	0120	4/22/04	\$940,000	2850	0	10	1973	5	11655	N	N	8530 SE 80TH ST
007	445880	0070	6/2/04	\$801,000	3050	0	10	1968	3	11550	N	N	7 LEWIS LN
007	283600	0050	9/13/06	\$1,199,000	3080	0	10	1988	3	9760	Y	N	7841 SE 71ST ST
007	362571	0050	8/25/05	\$1,015,000	3180	0	10	1978	3	12745	N	N	8454 W MERCER WAY
007	362570	0200	3/24/04	\$865,000	3290	0	10	1968	3	13750	N	N	8430 SE 83RD ST
007	759810	0688	11/11/04	\$830,000	3310	0	10	1986	3	10500	N	N	8435 SE 45TH ST
007	283710	0015	9/5/05	\$1,425,000	3350	1000	10	2000	3	8800	N	N	7641 SE 41ST ST
007	932010	0100	6/16/06	\$1,212,500	3400	0	10	1983	3	11000	N	N	5350 84TH PL SE
007	362560	0100	3/10/05	\$1,489,000	3480	490	10	1966	4	13500	Y	N	8425 SE 82ND ST
007	545400	0070	10/25/05	\$1,213,000	3620	0	10	1960	5	14291	Y	N	7651 SE 72ND PL
007	936570	0385	2/13/06	\$1,100,000	3730	0	10	1990	3	17500	N	N	4338 W MERCER WAY
007	936570	0385	7/12/04	\$955,000	3730	0	10	1990	3	17500	N	N	4338 W MERCER WAY
007	362350	0111	2/4/04	\$1,300,000	3770	0	10	2001	3	10170	Y	N	4032 W MERCER WAY
007	335850	0966	10/20/05	\$1,440,000	3930	0	10	1988	3	17586	Y	N	7947 LAKEVIEW LN
007	414100	0090	10/20/05	\$1,045,000	2170	670	11	1987	3	11786	N	N	7435 80TH PL SE
007	414100	0090	8/7/04	\$934,500	2170	670	11	1987	3	11786	N	N	7435 80TH PL SE
007	414101	0270	2/15/05	\$960,000	2510	0	11	1987	3	12522	N	Y	8120 SE 77TH PL
007	770010	0031	10/2/06	\$1,250,000	2590	910	11	1967	4	25415	N	N	4518 W MERCER WAY
007	414100	0440	6/21/04	\$842,500	2750	0	11	1987	3	10261	N	N	7360 81ST PL SE
007	335850	0964	6/2/06	\$1,480,000	2810	1300	11	1988	3	15765	Y	N	7939 LAKEVIEW LN
007	414100	0140	11/9/05	\$1,049,000	2830	0	11	1986	3	10415	N	N	7535 80TH PL SE

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**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	414100	0140	3/3/05	\$985,000	2830	0	11	1986	3	10415	N	N	7535 80TH PL SE
007	666920	0430	11/18/05	\$1,102,000	2850	1130	11	1972	4	16975	Y	N	6729 82ND AVE SE
007	414100	0130	6/16/04	\$1,152,500	2880	0	11	1986	5	9617	N	N	7515 80TH PL SE
007	414100	0470	3/3/04	\$827,500	2940	0	11	1986	3	11728	N	N	8132 SE 73RD ST
007	192405	9321	6/22/04	\$859,900	3040	710	11	1990	3	15246	N	N	8404 SE 53RD PL
007	252404	9039	6/15/05	\$1,275,000	3110	0	11	1988	3	16878	N	N	7610 79TH AVE SE
007	414100	0500	6/30/04	\$940,000	3140	0	11	1986	3	13245	N	N	8108 SE 73RD ST
007	414100	0060	2/14/06	\$975,000	3180	0	11	1986	3	10319	N	N	7375 80TH PL SE
007	414101	0410	11/20/06	\$1,275,000	3180	0	11	1987	3	9639	N	Y	7810 80TH PL SE
007	414100	0040	7/24/06	\$984,000	3180	0	11	1987	3	12747	N	N	7335 80TH PL SE
007	414101	0110	7/19/06	\$1,624,000	3230	1040	11	1988	3	15335	Y	N	8109 SE 79TH ST
007	414101	0050	4/19/05	\$969,000	3240	0	11	1987	3	12625	N	N	7835 80TH PL SE
007	414101	0450	12/1/05	\$1,025,000	3270	0	11	1988	3	10362	N	Y	7730 80TH PL SE
007	414101	0420	7/12/06	\$1,300,000	3300	0	11	1988	3	10120	N	Y	7790 80TH PL SE
007	936570	0268	5/9/06	\$1,375,000	3330	640	11	2003	3	13933	N	N	8380 SE 43RD ST
007	414100	0150	8/14/06	\$1,322,000	3410	0	11	1986	4	12786	N	Y	8108 SE 76TH ST
007	936570	0264	10/2/06	\$1,141,000	3410	620	11	2000	3	11695	N	N	8389 SE 43RD ST
007	414167	0060	8/12/04	\$937,700	3650	0	11	1990	3	18969	Y	N	8166 W MERCER WAY
007	192405	9305	5/12/05	\$1,250,000	3660	600	11	1975	4	20473	N	N	5218 W MERCER WAY
007	770010	0015	6/1/04	\$1,325,000	3800	0	11	1999	3	11380	N	N	4553 84TH AVE SE
007	936570	0270	3/4/05	\$1,310,000	3950	0	11	2001	3	16641	N	N	8388 SE 43RD ST
007	414101	0250	9/29/06	\$1,425,000	3980	0	11	1986	3	14244	N	Y	8113 SE 76TH ST
007	915970	0055	5/25/04	\$1,425,000	4010	650	11	2001	3	11802	N	N	8002 SE 72ND ST
007	414100	0220	12/1/04	\$1,395,000	4070	0	11	1986	4	10877	N	Y	7350 80TH PL SE
007	414100	0290	6/14/05	\$1,300,000	4130	0	11	1987	3	12022	N	Y	7425 81ST PL SE
007	545400	0060	6/16/06	\$1,700,000	4160	650	11	1996	3	10763	Y	N	7643 SE 72ND PL
007	192405	9064	3/9/06	\$1,270,000	4330	0	11	1978	3	16117	Y	N	5220 W MERCER WAY
007	548270	0045	12/21/05	\$2,395,000	4410	2290	11	2005	3	14640	Y	N	4425 84TH AVE SE
007	414167	0080	10/11/05	\$1,389,573	4500	1120	11	1991	3	15766	Y	N	8158 W MERCER WAY
007	414167	0160	11/17/06	\$1,925,000	2610	1280	12	1984	4	15071	Y	N	8297 SE 82ND ST
007	414167	0050	6/13/06	\$2,200,000	3530	1210	12	1997	3	22939	Y	N	8170 W MERCER WAY

***Improved Sales Used in this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	320600	0020	7/5/04	\$1,575,000	3580	0	12	1970	4	37430	N	N	7801 78TH AVE SE
007	192405	9310	7/6/05	\$1,150,000	3720	0	12	1989	3	15006	Y	N	5224 W MERCER WAY
007	192280	0450	7/22/04	\$2,060,000	4750	1960	12	2002	3	16169	Y	N	6014 W MERCER WAY
007	414167	0190	12/13/06	\$1,800,000	6150	0	12	1987	3	23080	N	N	8290 SE 82ND ST

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**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	064710	0165	6/21/04	\$365,000	DOR RATIO;%COMPL
001	064710	0245	7/19/05	\$1,300,000	MULTI-PARCEL SALE
001	082405	9108	8/8/04	\$1,760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	122404	9002	4/14/04	\$625,000	LACK OF REPRESENTATION FOR YRBLT/REN FOR 1900
001	122404	9121	11/15/05	\$520,000	PREVIMP<=25K
001	148330	0200	7/18/05	\$1,550,000	DIAGNOSTIC OUTLIER
001	148330	0525	3/1/05	\$453,000	EXEMPT FROM EXCISE TAX
001	217450	0190	3/3/05	\$1,148,000	DIAGNOSTIC OUTLIER
001	217450	0305	9/15/05	\$740,000	%COMPL; TEAR DOWN; IMP.CHAR CHANGED SINCE SALE
001	217450	0305	10/19/04	\$530,000	DOR RATIO;%COMPL; BANKRUPTCY-RECEIVER, TRUSTEE
001	217450	0385	1/10/05	\$470,000	PREVIMP<=25K
001	217450	2700	2/12/04	\$550,000	DIAGNOSTIC OUTLIER
001	217450	2895	3/9/04	\$2,925,000	OBSOLESCENCE
001	217450	3130	11/10/04	\$500,000	PREVIMP<=25K
001	217450	3441	5/26/04	\$430,322	PREVIMP<=25K
001	409950	0045	5/18/04	\$2,100,000	DIAGNOSTIC OUTLIER
001	409950	0400	12/20/04	\$490,000	DOR RATIO
001	409950	0470	4/5/06	\$570,000	PREVIMP<=25K
001	409950	0470	7/6/05	\$440,000	PREVIMP<=25K
001	409950	0636	2/18/04	\$427,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	409950	0639	12/13/04	\$442,998	DIAGNOSTIC OUTLIER
001	413930	0005	6/23/04	\$1,287,500	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
001	413930	0035	6/25/04	\$767,600	DIAGNOSTIC OUTLIER
001	413930	0135	10/14/04	\$455,000	DOR RATIO
001	413930	0206	11/13/06	\$1,975,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	413930	0206	10/14/04	\$600,000	DOR RATIO;%COMPL
001	413930	0350	4/4/05	\$2,716,000	MULTI-PARCEL SALE
001	531510	0041	8/19/04	\$925,000	IMP CHARACTERISTICS CHANGED SINCE SALE
001	531510	0085	4/17/06	\$2,850,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	531510	0115	3/1/05	\$425,000	PREVIMP<=25K
001	531510	1687	3/14/06	\$431,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	531510	1746	8/21/05	\$660,000	%COMPLETE
001	531510	1746	12/20/06	\$1,895,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	531510	1746	6/10/05	\$600,000	DOR RATIO;%COMPL
001	531510	1755	5/17/05	\$575,000	DOR RATIO; UNFIN AREA
001	531510	1755	6/27/06	\$1,865,000	UNFINISHED AREA
001	531510	1775	10/16/06	\$704,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, NEIGHBOR
001	531510	1850	5/4/04	\$720,000	DIAGNOSTIC OUTLIER
001	531510	1935	8/12/05	\$5,000	DOR RATIO
001	531510	2005	10/26/06	\$2,575,000	DIAGNOSTIC OUTLIER
001	544230	0020	9/1/05	\$84,175	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
001	544930	0087	12/6/05	\$2,488,000	IMP COUNT
001	545230	1240	3/3/06	\$640,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	545230	1240	12/21/04	\$610,000	NO MARKET EXPOSURE
001	545230	1240	12/2/04	\$565,000	NO MARKET EXPOSURE

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**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	545230	2214	2/9/06	\$1,689,000	RELOCATION - SALE TO SERVICE
001	735570	0115	7/8/04	\$3,325,000	DIAGNOSTIC OUTLIER
001	810610	0161	3/31/06	\$30,000	DOR RATIO
002	122404	9122	6/9/06	\$935,000	UNFINISHED AREA
002	182405	9071	8/19/05	\$697,500	IMP CHARACTERISTICS CHANGED SINCE SALE
002	182405	9071	6/21/06	\$945,000	PRESENT CHAR DO NOT MATCH SALE CHAR
002	183210	0045	1/13/04	\$292,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	189750	0020	7/27/05	\$579,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	189750	0020	9/13/06	\$805,000	PRESENT CHAR DO NOT MATCH SALE CHAR
002	206355	0020	2/10/04	\$413,400	DOR RATIO
002	216241	0050	1/30/04	\$424,000	RELOCATION - SALE TO SERVICE
002	216241	0140	10/22/04	\$462,000	LACK OF REPRESENTATION FOR <3000 SF LOTS
002	265550	0178	8/17/04	\$300,000	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	289680	0040	5/12/04	\$405,000	DOR RATIO
002	289680	0050	12/8/04	\$400,000	DOR RATIO;IMP.CHAR CHANGED POST SALE;BLDR SALE
002	289680	0060	2/17/05	\$382,500	DOR RATIO
002	347500	0040	7/17/06	\$795,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	347500	0050	4/6/05	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	502190	0160	6/2/04	\$450,000	PREVIMP<=25K
002	502190	0175	11/1/05	\$489,000	PREVIMP<=25K
002	502190	0175	8/17/04	\$378,000	PREVIMP<=25K
002	502190	0195	9/16/04	\$416,000	PREVIMP<=25K
002	502190	0290	6/27/06	\$599,000	PREVIMP<=25K
002	502190	0290	9/21/05	\$500,500	PREVIMP<=25K
002	502190	0295	9/11/06	\$585,000	PREVIMP<=25K
002	502190	0295	6/30/04	\$363,000	PREVIMP<=25K
002	502190	0310	2/9/05	\$428,300	PREVIMP<=25K
002	502190	0320	12/3/04	\$410,000	PREVIMP<=25K
002	502190	0345	8/9/04	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	502190	0385	2/3/05	\$430,000	NON-REPRESENTATIVE SALE
002	502190	0440	7/29/04	\$218,750	DOR RATIO
002	502190	0440	7/29/04	\$218,750	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	502190	0502	7/8/04	\$349,000	NO MARKET EXPOSURE
002	502190	0520	4/7/06	\$835,000	UNFINISHED AREA
002	502190	0680	9/13/06	\$200,000	DOR RATIO;QUIT CLAIM DEED;EXEMPT FROM EXCISE TAX
002	502190	0700	3/17/05	\$420,000	PREVIMP<=25K
002	502190	0765	7/16/04	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	502190	0850	9/24/04	\$410,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
002	502190	0905	6/11/04	\$180,000	DOR RATIO;PREVIMP<=25K;QCD; PARTIAL INTEREST
002	545600	0025	10/12/04	\$440,000	DOR RATIO;TEAR DOWN;IMP.CHAR CHANGED POST SALE
002	545600	0200	7/18/05	\$540,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	545600	0460	8/9/06	\$1,632,000	DIAGNOSTIC OUTLIER
002	545930	0020	10/26/04	\$472,000	DOR RATIO;IMP.CHAR CHANGED POST SALE;BLDR SALE
002	664815	0010	6/17/05	\$1,050,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	003100	0005	7/19/05	\$97,726	DOR RATIO;QCD;RELATED PARTY,FRIEND NEIGHBOR

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**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	003100	0010	1/13/05	\$503,000	DOR RATIO;%COMPL;TEAR DOWN; IMP. CHAR CHANGED
003	003100	0210	9/19/05	\$600,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	003100	0210	2/18/06	\$715,000	PRESENT CHAR DO NOT MATCH SALE CHAR
003	003100	0270	4/5/04	\$480,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	003100	0270	10/5/06	\$830,000	PRESENT CHAR DO NOT MATCH SALE CHAR
003	019110	0200	11/1/05	\$1,360,000	DIAGNOSTIC OUTLIER
003	019110	0385	5/25/06	\$300,000	NO MARKET EXPOSURE
003	019110	0475	9/14/06	\$651,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	019110	0760	3/22/04	\$439,000	DIAGNOSTIC OUTLIER
003	019110	1125	1/10/05	\$707,500	RELOCATION - SALE TO SERVICE
003	019110	1135	2/18/04	\$443,800	DIAGNOSTIC OUTLIER
003	182405	9158	5/3/05	\$640,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	192300	0160	8/20/04	\$675,000	NO MARKET EXPOSURE
003	192300	0450	5/18/05	\$920,000	RELOCATION - SALE TO SERVICE
003	192405	9201	2/26/04	\$805,100	DOR RATIO;UNFIN AREA
003	216200	0190	6/10/05	\$692,000	RELOCATION - SALE TO SERVICE
003	219410	0070	1/9/04	\$530,000	NO MARKET EXPOSURE
003	228700	0010	7/13/04	\$499,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	228700	0450	3/23/04	\$450,000	DIAGNOSTIC OUTLIER
003	228730	0110	12/8/04	\$533,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	257950	0027	1/13/05	\$700,000	OBSOLESCENCE
003	257950	0027	12/2/04	\$675,000	OBSOLESCENCE
003	257950	0027	1/26/06	\$670,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
003	257950	0027	11/10/04	\$505,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
003	257950	0181	6/28/05	\$400,000	DOR RATIO;%COMPL
003	257950	0185	6/28/05	\$192,500	DOR RATIO;%COMPL
003	258190	0055	3/3/04	\$380,000	DOR RATIO;%COMPL
003	258190	0165	4/9/05	\$980,000	RELOCATION - SALE TO SERVICE
003	258190	0211	8/9/05	\$1,468,000	PRESENT CHAR DO NOT MATCH SALE CHAR
003	302405	9212	6/28/05	\$300,000	DOR RATIO;%COMPL
003	345600	0290	6/14/05	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	362250	0070	11/29/06	\$500,000	PERMIT PRE SALE>25K;RELATED PARTY,FRIEND,NBR
003	435130	0246	9/16/05	\$605,000	%COMPLETE
003	435130	0979	7/6/04	\$485,000	NO MARKET EXPOSURE
003	435130	0979	1/20/06	\$445,000	NO MARKET EXPOSURE
003	435130	0985	6/8/04	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	435130	1225	1/22/04	\$605,000	DIAGNOSTIC OUTLIER
003	435130	1226	8/16/04	\$580,100	OBSOLESCENCE
003	445730	0010	11/21/05	\$615,000	%COMPLETE
003	445730	0100	3/20/06	\$627,000	PREVIMP<=25K
003	545030	0090	5/18/04	\$435,000	DOR RATIO
003	545050	0020	8/1/05	\$1,226,000	RELOCATION - SALE TO SERVICE
003	545050	0150	12/2/05	\$1,250,000	RELOCATION - SALE TO SERVICE
003	545090	0140	1/7/05	\$599,000	DIAGNOSTIC OUTLIER
003	545180	0031	9/29/04	\$700,000	DIAGNOSTIC OUTLIER

***Improved Sales Removed from this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	545600	0305	6/2/04	\$567,000	DOR RATIO;UNFIN AREA;ESTATE ADMIN,EXECUTOR
003	545600	0370	7/28/05	\$680,000	DOR RATIO;TEAR DOWN;IMP.CHAR CHANGED POST SALE
003	545600	0515	4/6/05	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	546040	0020	12/31/06	\$330,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
003	546110	0030	12/16/05	\$632,274	BANKRUPTCY - RECEIVER OR TRUSTEE
003	546110	0030	4/12/06	\$710,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	546110	0090	5/8/04	\$408,750	RELATED PARTY, FRIEND, OR NEIGHBOR
003	667290	0170	2/2/05	\$830,000	RELOCATION - SALE TO SERVICE
003	751100	0040	3/15/04	\$639,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	751100	0080	7/13/04	\$850,000	OBSOLESCENCE
003	759810	0114	12/30/04	\$132,823	DOR RATIO;ESTATE ADMIN, EXECUTOR;RELATED PARTY
003	759810	0140	12/15/05	\$1,200,000	DIAGNOSTIC OUTLIER
003	759810	0750	5/8/04	\$475,000	DOR RATIO
003	856610	0130	8/18/04	\$695,000	DIAGNOSTIC OUTLIER
003	856610	0220	9/16/05	\$735,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	856610	0220	10/30/06	\$905,000	RELOCATION - SALE TO SERVICE
003	856640	0150	12/6/04	\$1,250,000	RELOCATION - SALE TO SERVICE
003	865050	0075	1/5/05	\$549,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865070	0080	1/6/06	\$612,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	865100	0010	7/7/04	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	865110	0010	8/5/05	\$685,000	%COMPLETE
003	865110	0080	10/11/06	\$775,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	865120	0010	3/29/04	\$446,500	DOR RATIO
003	865120	0120	4/18/06	\$928,000	PERMIT PRE SALE>25K;RELOCATION-SALE BY SERVICE
003	865120	0120	4/14/06	\$928,000	PERMIT PRE SALE>25K;RELOCATION-SALE TO SERVICE
004	082405	9031	4/13/06	\$300,000	DOR RATIO;QUIT CLAIM DEED
004	082405	9224	3/31/06	\$780,000	RELOCATION - SALE TO SERVICE
004	182405	9033	6/28/04	\$1,300,000	IMP COUNT
004	182405	9107	4/22/04	\$2,220,000	OBSOL;CONTRACT/CASH SALE;IMPCHAR CHG POST SALE
004	182405	9132	11/15/05	\$3,330,000	OBSOLESCENCE
004	182405	9176	6/14/04	\$200,000	DOR RATIO;%COMPL;NO MARKET EXPOSURE
004	185600	0060	8/24/05	\$1,100,000	RELOCATION - SALE TO SERVICE
004	192405	9025	4/19/05	\$1,600,000	IMP COUNT
004	192405	9029	6/14/04	\$2,880,000	NON-REPRESENTATIVE SALE
004	192405	9111	5/25/04	\$1,538,000	DOR RATIO
004	192405	9117	12/12/06	\$2,100,000	DIAGNOSTIC OUTLIER
004	192405	9117	9/22/05	\$2,000,000	DIAGNOSTIC OUTLIER
004	192405	9121	10/11/06	\$1,065,000	OBSOLESCENCE
004	192405	9121	4/1/04	\$635,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
004	192405	9126	3/17/05	\$2,300,000	IMP COUNT
004	192405	9156	5/26/04	\$800,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
004	192405	9165	5/13/05	\$1,755,000	%COMPL;TEAR DOWN;IMP.CHAR CHANGED SINCE SALE
004	192405	9178	6/1/04	\$660,000	DIAGNOSTIC OUTLIER
004	192405	9200	2/3/05	\$20,000	DOR RATIO;%COMPL;QUIT CLAIM DEED
004	192405	9298	9/13/06	\$1,555,125	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

***Improved Sales Removed from this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	192405	9298	8/25/04	\$380,000	DOR RATIO;%COMPL
004	192405	9340	11/28/05	\$750,000	%COMPLETE
004	215450	0020	5/30/06	\$2,000,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	252400	0130	6/21/04	\$625,000	DIAGNOSTIC OUTLIER
004	252400	0130	6/3/04	\$625,000	RELOCATION - SALE TO SERVICE
004	258070	0045	6/16/05	\$719,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	258070	0090	11/11/04	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	302405	9065	5/6/04	\$2,500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	302405	9118	9/26/05	\$2,300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	302405	9192	8/22/05	\$1,915,000	RELOCATION - SALE TO SERVICE
004	302405	9197	2/25/04	\$285,000	DOR RATIO
004	302405	9201	7/6/05	\$1,449,000	RELOCATION - SALE TO SERVICE
004	302405	9223	5/24/05	\$671,500	%COMPLETE
004	312405	9014	4/12/06	\$3,300,000	PRESENT CHAR DO NOT MATCH SALE CHAR
004	312405	9036	6/24/04	\$1,720,000	DOR RATIO;OBSOL;IMP.CHAR CHANGED SINCE SALE
004	312405	9037	5/11/05	\$1,775,000	%COMPLETE
004	413190	0066	6/6/06	\$3,900,000	UNFINISHED AREA
004	755870	0005	10/30/06	\$1,512,600	NO MARKET EXPOSURE
004	755870	0035	4/26/04	\$626,800	BANKRUPTCY - RECEIVER OR TRUSTEE
004	856640	0340	10/25/06	\$798,900	NO MARKET EXPOSURE
004	866140	0120	2/24/04	\$795,000	IMP CHARACTERISTICS CHANGED SINCE SALE
004	869930	0030	6/3/04	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	869930	0050	10/3/05	\$2,001,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	130030	0805	12/6/06	\$802,000	PREVIMP<=25K
005	130030	1255	12/6/05	\$1,698,000	UNFINISHED AREA
005	130030	2051	3/29/06	\$872,500	RELOCATION - SALE TO SERVICE
005	130030	2351	10/11/05	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	217450	0815	11/29/04	\$500,000	DOR RATIO;%COMPL;TEAR DOWN; IMP. CHAR CHANGED
005	217450	1155	1/17/06	\$487,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	217450	1195	10/25/04	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	217450	1335	4/27/04	\$628,000	NON-REPRESENTATIVE SALE
005	217450	1665	2/8/05	\$685,000	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, EXECUTOR
005	217450	1721	6/21/04	\$419,000	DOR RATIO
005	217450	1730	7/13/05	\$279,519	DOR RATIO;ESTATE ADMIN, GUARDIAN,EXECUTOR; QCD
005	217450	1850	7/13/05	\$650,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
005	217450	4085	3/28/05	\$576,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	217450	4165	10/27/04	\$625,000	DIAGNOSTIC OUTLIER
005	217510	0075	8/8/05	\$795,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
005	217510	0155	9/27/06	\$2,875,000	ACTIVE PERMIT BEFORE SALE>25K
005	217510	0155	11/1/04	\$870,000	DOR RATIO;IMP.CHAR CHANGED POST SALE;BLDR SALE
005	217510	0375	3/18/04	\$740,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	217510	0395	5/6/05	\$751,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	330770	0210	2/23/04	\$500,000	DOR RATIO;ESTATE ADMIN; NO MARKET EXPOSURE
005	330770	0260	3/27/04	\$438,000	DOR RATIO
005	330770	0390	6/14/06	\$675,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	362350	0052	9/15/04	\$425,000	NO MARKET EXPOSURE
005	409950	0955	8/1/06	\$890,000	IMP COUNT
005	409950	1130	10/28/05	\$750,000	OBSOLESCENCE
005	409950	1285	3/24/04	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
005	409950	1285	10/16/06	\$795,000	TEAR DOWN
005	445810	0070	9/29/05	\$567,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	445820	0160	6/9/05	\$675,000	EXEMPT FROM EXCISE TAX
005	445830	0190	5/27/04	\$437,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	445830	0210	12/19/06	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	445830	0230	10/26/05	\$500,000	ESTATE ADMIN, EXECUTOR;RELATED PARTY,FRIEND,NBR
005	445830	0250	10/19/04	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	509330	0410	6/7/06	\$1,350,000	RELOCATION - SALE TO SERVICE
005	509330	0970	7/13/04	\$825,000	DOR RATIO
005	509330	1066	1/26/04	\$420,000	DOR RATIO
005	509330	1135	9/11/06	\$797,000	NO MARKET EXPOSURE
005	509330	1330	12/13/06	\$2,875,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	509330	1330	12/20/04	\$876,000	DOR RATIO;%COMPL;TEAR DOWN; IMP. CHAR CHANGED
005	531510	0276	9/10/04	\$308,500	DIAGNOSTIC OUTLIER
005	531510	0356	5/26/04	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	531510	0407	8/3/04	\$440,000	DOR RATIO
005	531510	0416	8/4/04	\$480,000	DIAGNOSTIC OUTLIER
005	531510	0420	4/26/05	\$367,000	NO MARKET EXPOSURE
005	531510	0495	12/27/06	\$885,000	DUPLEX
005	531510	0495	6/18/04	\$525,000	DUPLEX
005	531510	0625	10/22/04	\$330,000	PREVIMP<=25K
005	531510	0636	9/14/04	\$499,950	DOR RATIO
005	531510	0744	6/15/05	\$60,000	DOR RATIO;QCD;RELATED PARTY FRIEND,NEIGHBOR
005	531510	0776	3/3/05	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	531510	0827	3/24/04	\$345,000	DOR RATIO
005	531510	0875	6/10/05	\$1,125,000	QUESTIONABLE PER SALES IDENTIFICATION
005	531510	0896	6/30/04	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	531510	0986	1/11/06	\$1,100,000	OBSOL;PREVIMP<=25K
005	531510	0995	1/10/06	\$550,000	OBSOL;PREVIMP<=25K;UNFIN AREA
005	545880	0040	4/6/05	\$520,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	545880	0285	12/20/06	\$1,400,000	ACTIVE PERMIT BEFORE SALE>25K
005	545880	0295	6/15/04	\$585,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	545880	0310	5/5/04	\$111,361	DOR RATIO;QUIT CLAIM DEED
005	545880	0440	12/8/05	\$520,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, NEIGHBOR
005	545880	0445	5/12/04	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	545880	0540	11/23/05	\$550,000	IMP CHARACTERISTICS CHANGED SINCE SALE
005	545880	0540	7/18/06	\$785,000	PRESENT CHAR DO NOT MATCH SALE CHAR
005	545900	0005	4/30/04	\$414,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	545900	0290	7/14/06	\$480,000	DIAGNOSTIC OUTLIER
005	935090	0713	5/17/04	\$680,000	NO MARKET EXPOSURE
005	935910	0210	9/29/04	\$623,000	DIAGNOSTIC OUTLLIER

***Improved Sales Removed from this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	935910	0225	3/23/05	\$750,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	935910	0445	10/17/06	\$659,000	ACTIVE PERMIT BEFORE SALE>25K;BANKRUPTCY
006	113700	0170	7/29/05	\$2,230,000	DIAGNOSTIC OUTLIER
006	141030	0008	1/10/05	\$1,662,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	157410	0335	7/28/06	\$760,000	OBSOL;PREVIMP<=25K
006	192405	9150	12/21/05	\$645,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
006	192405	9216	5/12/04	\$1,589,000	QUIT CLAIM DEED
006	252404	9098	10/4/04	\$2,300,000	DIAGNOSTIC OUTLIER
006	252404	9098	10/4/06	\$5,195,000	NO MARKET EXPOSURE
006	252404	9159	4/18/05	\$746,000	DOR RATIO;%COMPL;TEAR DOWN;IMP.CHAR CHANGED
006	252404	9214	3/4/04	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	252404	9214	3/12/04	\$605,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
006	252404	9248	8/30/05	\$3,290,000	%COMPL;TEAR DOWN;IMP.CHAR CHANGED SINCE SALE
006	252404	9251	3/9/04	\$1,370,000	RELOCATION - SALE TO SERVICE
006	257730	0013	7/26/04	\$2,180,000	TEAR DOWN
006	260270	0017	6/24/04	\$500,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	260270	0017	6/24/04	\$125,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	279800	0040	7/1/04	\$320,000	DOR RATIO;IMP.CHAR CHANGED POST SALE;BLDR SALE
006	294890	0014	9/2/04	\$500,000	DOR RATIO; IMP.CHAR CHANGED SINCE SALE
006	335850	0154	4/19/04	\$2,375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	335850	0175	3/31/04	\$845,000	DIAGNOSTIC OUTLIER
006	362350	0201	7/28/06	\$304,327	DOR RATIO;OBSOL;QCD; RELATED PARTY, FRIEND, NBR
006	362350	0265	10/20/05	\$360,000	DOR RATIO
006	362350	0368	8/30/05	\$2,450,000	DOR RATIO;TEAR DOWN
006	362350	0385	11/18/04	\$1,000	DOR RATIO
006	362350	0390	11/18/05	\$500,000	DOR RATIO;OBSOL;RELATED PARTY,FRIEND,NEIGHBOR
006	362350	0395	11/18/04	\$1,000	DOR RATIO;OBSOL
006	362350	0395	6/21/04	\$525,000	OBSOLESCENCE
006	404510	0225	4/2/04	\$850,000	NO MARKET EXPOSURE
006	409470	0305	9/11/06	\$2,205,000	DIAGNOSTIC OUTLIER
006	545130	0045	7/10/06	\$2,025,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	548270	0115	12/8/06	\$1,050,000	RELOCATION - SALE TO SERVICE
006	548270	0170	2/2/06	\$2,300,000	OBSOLESCENCE
006	548270	0240	8/28/05	\$20,000	DOR RATIO;%COMPL;QUIT CLAIM DEED
006	548270	0255	5/27/04	\$1,500,000	IMP COUNT;%COMPL;NO MARKET EXPOSURE
006	615600	0020	4/10/04	\$490,000	DIAGNOSTIC OUTLIER
006	615600	0040	5/17/05	\$998,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	770010	0065	6/25/05	\$775,000	PREVIMP<=25K
006	770010	0120	3/30/04	\$2,275,000	RELOCATION - SALE TO SERVICE
006	770010	0140	4/28/04	\$597,000	DOR RATIO
006	926980	0060	8/17/05	\$757,000	ESTATE ADMIN, EXECUTOR; EXEMPT FROM EXCISE TAX
006	936200	0010	2/12/04	\$375,000	DOR RATIO;%COMPL;IMP CHAR CHANGED SINCE SALE
006	936570	0160	1/12/04	\$410,000	PREVIMP<=25K
007	056550	0020	4/27/04	\$649,000	OBSOLESCENCE
007	132404	9021	4/12/06	\$935,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	141030	0105	2/3/04	\$565,000	RELOCATION - SALE TO SERVICE
007	141030	0108	5/19/06	\$788,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	192280	0260	9/28/05	\$720,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	192280	0440	5/26/06	\$1,850,000	ACTIVE PERMIT BEFORE SALE>25K
007	192405	9145	2/2/05	\$2,425,000	%COMPL;MULTI-PARCEL SALE
007	192405	9171	9/16/05	\$700,000	NON-REPRESENTATIVE SALE
007	192405	9182	3/13/06	\$712,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	192405	9336	8/23/05	\$547,000	DOR RATIO;%COMPL
007	246900	0130	1/27/06	\$745,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	252404	9039	4/1/05	\$1,274,500	RELOCATION - SALE TO SERVICE
007	252404	9070	12/29/04	\$1,750,000	DOR RATIO;%COMPL;PREVIMP<=25K
007	335850	1002	11/17/04	\$448,000	DOR RATIO
007	335850	1002	2/5/04	\$350,000	DOR RATIO
007	362350	0119	1/21/05	\$600,000	DIAGNOSTIC OUTLIER
007	362710	0020	8/9/05	\$550,000	UNFINISHED AREA
007	362920	0040	6/10/04	\$710,000	DIAGNOSTIC OUTLIER
007	414100	0140	11/9/05	\$1,049,000	RELOCATION - SALE TO SERVICE
007	414100	0500	6/30/04	\$940,000	RELOCATION - SALE TO SERVICE
007	414167	0170	4/3/06	\$625,000	DOR RATIO
007	414167	0240	5/11/04	\$1,150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	435130	0736	10/5/06	\$689,000	PRESENT CHAR DO NOT MATCH SALE CHAR
007	435130	0736	9/27/04	\$445,000	PRESENT CHAR DO NOT MATCH SALE CHAR
007	545110	0060	8/4/04	\$550,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	545110	0160	10/3/05	\$708,000	%COMPLETE
007	545110	0160	10/1/04	\$550,000	%COMPLETE
007	545120	0180	1/26/04	\$560,000	DOR RATIO
007	545120	0530	3/28/05	\$470,000	NO MARKET EXPOSURE
007	545121	0120	11/17/04	\$200,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
007	545121	0120	5/18/05	\$716,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	545121	0220	5/13/04	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	545360	0330	3/3/04	\$563,500	NO MARKET EXPOSURE; RELOCATION-SALE BY SERVICE
007	545370	0110	9/20/06	\$703,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	548270	0045	6/6/04	\$545,000	DOR RATIO
007	664872	0010	10/8/04	\$870,000	DIAGNOSTIC OUTLIER
007	666920	0350	4/7/04	\$906,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	666920	0430	11/18/05	\$1,102,000	RELOCATION - SALE TO SERVICE
007	666920	0470	6/1/05	\$1,150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	759810	0491	3/24/04	\$987,008	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	759810	0617	6/29/06	\$562,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR; QCD
007	873220	0130	7/9/04	\$539,000	IMP CHARACTERISTICS CHANGED SINCE SALE
007	873220	0130	9/13/06	\$830,000	PRESENT CHAR DO NOT MATCH SALE CHAR
007	873230	0120	3/27/06	\$739,000	IMP CHARACTERISTICS CHANGED SINCE SALE
007	873230	0120	10/26/06	\$1,040,000	PRESENT CHAR DO NOT MATCH SALE CHAR
007	873230	0280	2/26/04	\$490,000	DIAGNOSTIC OUTLIER
007	873230	0460	2/6/06	\$889,000	RELOCATION - SALE TO SERVICE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 34**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	927080	0060	4/23/04	\$719,000	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis**  
**Area 34**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	064710	0191	05/26/2005	\$550,000	9507	Y	N
1	531510	1754	05/09/2006	\$600,000	14331	N	N
1	531510	1865	10/20/2005	\$505,000	8811	N	N
2	502190	0585	03/01/2005	\$410,000	11400	N	N
2	545230	1150	04/07/2004	\$950,000	27614	Y	N
2	545950	0040	03/01/2005	\$476,000	15129	Y	N
3	192300	0190	07/25/2005	\$170,000	14000	N	N
3	257950	0170	12/13/2004	\$335,000	14086	N	N
3	257950	0176	06/24/2005	\$398,000	19300	N	N
3	257950	0176	10/10/2006	\$600,000	19300	N	N
3	545950	0030	06/26/2006	\$573,380	14400	Y	N
4	147240	0060	02/01/2006	\$188,000	19050	N	N
4	258070	0095	12/20/2005	\$375,000	8400	N	N
5	217450	1415	10/14/2004	\$699,000	12000	Y	N
5	283770	0100	11/08/2005	\$500,000	8800	N	N
5	330770	0255	11/23/2004	\$430,000	7226	N	N
5	445830	0270	10/27/2004	\$547,000	9711	N	N
6	335850	0191	09/24/2004	\$755,000	31080	Y	Y
6	335850	0245	01/12/2005	\$625,000	16200	Y	N
6	362350	0278	04/04/2005	\$1,255,000	25050	Y	N
7	252404	9158	10/13/2006	\$548,459	9687	N	N
7	252404	9158	06/07/2004	\$534,000	9687	N	N
7	335850	0972	07/07/2006	\$661,000	14876	Y	N
7	335850	0974	05/23/2006	\$663,000	17603	Y	N
7	545280	0570	03/01/2004	\$280,000	33636	N	N
7	889450	0015	02/16/2006	\$500,000	9878	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 34**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	265550	0276	12/14/2004	\$180,000	NO MARKET EXPOSURE
2	502190	0920	09/10/2004	\$201,055	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
2	545950	0040	12/18/2006	\$649,000	PRESALE FOR HOUSE - BUILDER/BUYER
4	082405	9214	01/10/2005	\$812,000	NO MARKET EXPOSURE
4	082405	9214	11/14/2005	\$1,216,950	NO MKT EXPOSURE;RELATED PARTY, FRIEND,NBR
4	192405	9314	05/02/2005	\$339,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	330770	0255	08/07/2006	\$774,130	BUILDER'S CUSTOM HOME LAND VALUE
5	445840	0040	05/18/2006	\$350,000	NO MARKET EXPOSURE
6	335850	0387	12/09/2005	\$175,175	RELATED PARTY, FRIEND, OR NEIGHBOR
6	335850	0389	12/09/2005	\$157,430	RELATED PARTY, FRIEND, OR NEIGHBOR
7	157470	0170	09/23/2004	\$279,000	NO MARKET EXPOSURE
7	192405	9317	08/22/2005	\$236,191	RELATED PARTY, FRIEND, OR NEIGHBOR
7	252404	9324	11/07/2006	\$625,000	SEG MONEY ON ROLL LAND
7	294890	0050	10/20/2005	\$2,500,000	MULTI-PARCEL SALE INCLUDES IMPROVED PROPERTY
7	320600	0050	03/08/2004	\$740,000	NO MKT EXPOSURE;RELATED PARTY, FRIEND,NBR
7	335850	1006	07/22/2005	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
7	664872	0020	08/09/2004	\$895,000	IMPROVED SALE

